



Town of Washington Comprehensive Plan



Town of Washington, Vilas County Wisconsin

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Prepared with the assistance of:

North Central Wisconsin Regional Planning Commission

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Chapter One

Demographics

The Town of Washington was established in 1914 and is located in the southeastern corner of Vilas County, Wisconsin. The Town is bounded by the Towns of Phelps and Conover to the north, Forest County to the east, The Town of Lincoln to the west, and Oneida County to the south. It is one of the fourteen towns in Vilas County. See the [Locational Reference Map](#).

This analysis describes existing demographics and historical trends in the Town of Washington and identifies the major demographic projects impacting Washington over the next two to three decades. Both Vilas County and the State of Wisconsin are listed for comparison. This chapter includes subjects such as population, households, age, education, and income.

The data in this chapter, as well as the chapter on housing, mainly utilizes data from the U.S. Census and the American Community Survey (ACS), as well as the Wisconsin Department of Administration (WDOA). The U.S. Census and the American Community Survey are both produced by the U.S. Census Bureau. The Census is a count of the American population released every ten years and the American Community Survey is an estimate of the population released on a yearly basis. Data is analyzed for various years from the U.S. Census Bureau for this comprehensive plan, while 2016 data is provided to give a sense of current trends.

The American Community Survey evolved from the long-form of the Census that a random subset of the population used to receive with the Census. In 2010, the U.S. Census Bureau started releasing American Community Survey data for all populations on a yearly basis, including the Town of Washington. The Census is a perfect count of the population, regardless of size, but small populations, such as Washington, are often difficult to survey. This can produce data that is not always completely accurate or consistent. As such, there are instances where the Census and the American Community Survey provide slightly different data for the year 2010. These examples are discussed for the readers throughout these sections.

Population & Households

Historical Trends

The 2018 population estimate in the Town of Washington created by the Wisconsin Department of Administration (WDOA) is 1,475. [Figure 1](#) displays the population trends in the Town of Washington from 1970 to projected populations in 2040. Population within the Town more than doubled between 1970 and 2010. The Town is projected to reach a peak population of 1,625 residents in the year 2030.

[Table 1.1](#) compares demographic changes in the Town of Washington, Vilas County, and Wisconsin for the years 1990, 2000, 2010, and 2016. Demographic changes include population numbers, number of households, and average household size. The Town of Washington has experienced a nearly 21 percent increase in population since 1990. This is due to a large increase in population between 1990 and 2000, as

the Town’s population has decreased by nearly 9 percent since 2000. Population growth since 1990 in the Town mirrors the growth experienced in Vilas County as a whole, but unlike in Washington, Vilas County has experienced an increase in population since 2000.

By contrast, the increase in total households is higher than the increase in population. This is due to a decrease in household size, which reflects the national trend toward more households comprised of singles, couples without children, smaller families, and widows or widowers. The number of households in the Town of Washington has increased by nearly 48 percent since 1990. In comparison, Vilas County has increased at a slightly slower pace than the Town, while the state as a whole has increased at a significantly slower pace. Similar to the Town’s population, most of this growth occurred between 1990 and 2000, however, the number of households in the Town has been increasing since 2000 as well, unlike the Town’s population.

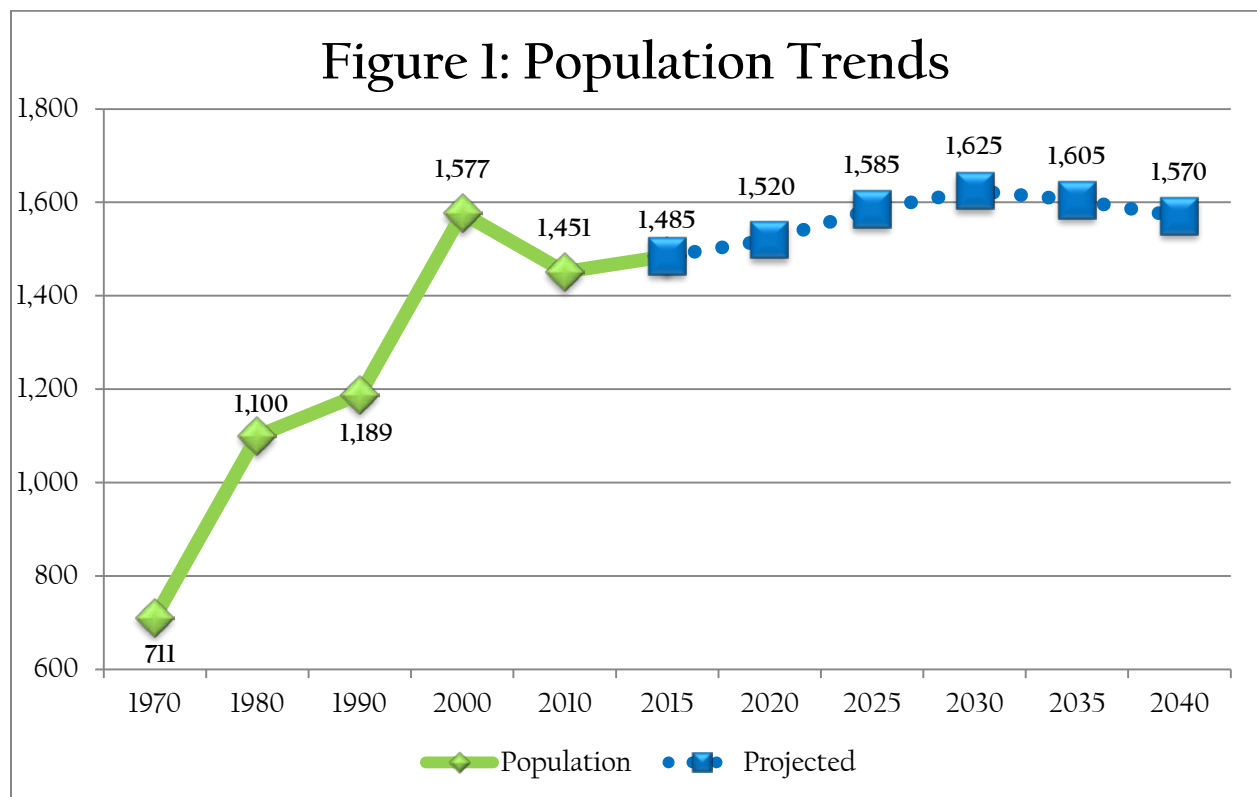


Table 1.1: Demographic Change, 1990 – 2016						
	1990	2000	2010	2016	% Change 1990 – 2016	% Change 2000 – 2016
Total Population						
Washington	1,189	1,577	1,451	1,436	20.8%	-8.9%
County	17,707	21,033	21,430	21,373	20.7%	1.6%
State	4,891,769	5,363,675	5,686,986	5,754,798	17.6%	7.3%
Total Households						
Washington	480	683	677	709	47.7%	3.8%
County	7,294	9,066	9,658	10,648	46.0%	17.4%
State	1,822,118	2,084,544	2,279,768	2,310,246	26.8%	10.8%
Average Household Size						
Washington	2.48	2.31	2.14	2.03	-18.1%	-12.1%
County	2.40	2.32	2.22	2.01	-16.3%	-13.4%
State	2.61	2.50	2.43	2.49	-4.6%	-0.4%

Source: U.S. Census Decennial Censuses 1990-2010 & American Community Survey 5-Year Estimates 2012-2016

Seasonal Population

Seasonal residents have a major impact on the Town. Visitors and seasonal residents can easily outnumber the local residents during peak times during the summer. In 2016, there were 1,069 housing units used for seasonal/recreational use in Washington. Over 56% of all the housing units in the Town are for seasonal/recreational use.

Seasonal homeowners also contribute expenditures for food and drink, recreation and equipment, auto and home supplies, construction and remodeling, professional and other services. According to the Wisconsin Department of Tourism, there were an estimated \$219 million of total expenditures from seasonal residents in Vilas County in 2017.

Projections

State population projections were completed in 5-year increments between 2015 and 2040, as shown in [Table 1.2](#). According to the Wisconsin Department of Administration (WDOA), the population in the Town of Washington will increase by nearly 8 percent by 2040. In comparison, Vilas County is projected to increase by 11.5 percent during the same time period. Both the Town of Washington and Vilas County are projected to reach peak populations in the year 2030. The WDOA population projections are recognized as Wisconsin’s official population projections in accordance with Wisconsin Statutes 16.96. The WDOA uses the Cohort Component Method for projections, which takes into consideration base population, net migration figures, age, sex, and birth/death rates.

Like population, household projections were completed in 5-year increments between 2015 and 2040. Like the population projection, the WDOA household projections are recognized as Wisconsin’s official household projections and are based on the historical population trends of individual communities. [Table 1.3](#) includes household projections completed by the WDOA. During this time period, the number of households in Washington is projected to increase by nearly 17 percent, compared to the number of households in Vilas County increasing by 19 percent.

Table 1.2: Population Projections, 2010-2040								
	2010	2015	2020	2025	2030	2035	2040	% Change
Washington	1,451	1,485	1,520	1,585	1,625	1,605	1,570	8.2%
County	21,430	21,840	22,535	23,645	24,395	24,305	23,890	11.5%

Source: Wisconsin Department of Administration, Population Projections 2013

Table 1.3: Household Projections, 2010-2040								
	2010	2015	2020	2025	2030	2035	2040	% Change
Washington	679	711	735	773	801	799	793	16.8%
County	9,658	10,059	10,469	11,069	11,512	11,575	11,517	19.2%

Source: Wisconsin Department of Administration, Household Projections 2013

Age

In 2016, 14 percent of the Town’s residents were under the age of 18, compared to 17 percent for Vilas County. 30 percent of the population was over the age of 65 years, compared to 29 percent for Vilas County. The remaining 56 percent of Washington residents are between the ages of 18 and 65 – the prime working age.

The number of people aged 65 and older that lived in the community increased from 309 in 2000 to 434 in 2016, an increase of 40.5 percent. Meanwhile the number of persons 17 and under decreased by 37 percent during that same time period from 321 in 2000 to 201 in 2016. Both percentages indicate a steady or slowly aging population in Washington.

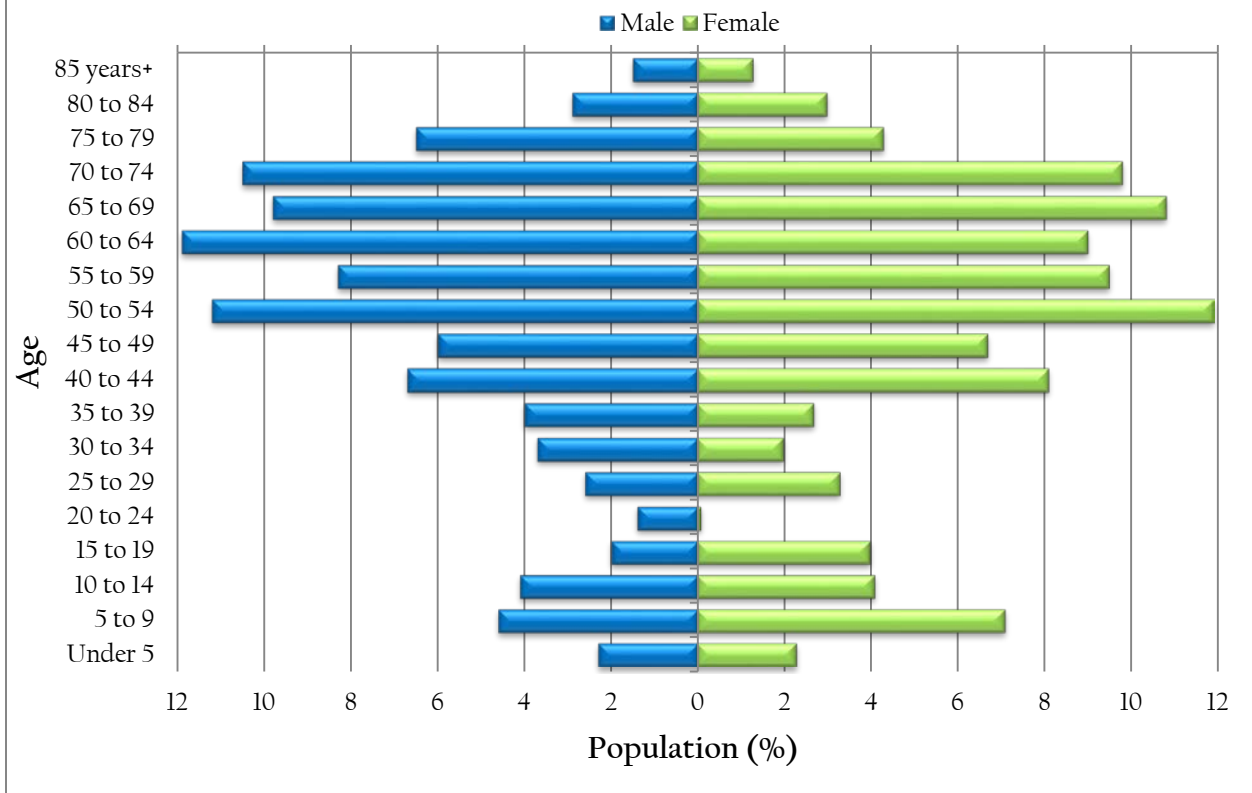
The estimated median age in Washington in 2016 was 54.9, which is slightly older than the median age in Vilas County (52.9) and significantly higher than in Wisconsin (39.1), as shown in [Table 1.4](#). Since 2000, median age in Washington has increased by nearly 21 percent, a faster rate than both Vilas County and Wisconsin. This trend is also true for the time period between 2010 and 2016, as Washington’s 5.8 percent increase in median age during this time is faster than both Vilas County and Wisconsin as well.

Table 1.4: Median Age					
	2000	2010	2016	% Change 2000-2016	% Change 2010-2016
Washington	45.4	51.9	54.9	20.9%	5.8%
Vilas County	45.8	50.7	52.9	15.5%	4.3%
Wisconsin	36.0	38.5	39.1	8.6%	1.6%

Source: U.S. Census, American Community Survey 2012-2016

[Figure 2](#) shows the population age distribution broken down into age categories or cohorts for the Town of Washington in 2016. [Figure 2](#) illustrates a more “top heavy” population for the Town of Washington, with a large percentage of Town residents falling between the ages of 50 and 74.

Figure 2: Town of Washington Population Pyramid



Race & Ethnicity

According to the 2012-2016 American Community Survey (ACS) 5-Year Estimates, 94.6 percent of the population in Washington is White, about the same proportion as it was in 2000 and 2010. About 2.0 percent identified as “Two or More Races”. About 2.6 percent identified as “American Indian”. About 3.3 percent identified as Hispanic or Latino Ethnicity in 2016, while about 0.7 percent identified as Asian.

Education & Income Levels

Educational attainment in the Town has increased since 2000. The percentage of population 25 and older with a high school education increased from 86.5 percent in 2000 to 92.8 percent in 2016. The percentage of those with a bachelor’s degree or higher has increased from 17.4 percent in 2000 to 23.8 percent in 2016. These increases were in line with those experienced in Vilas County. The proportion of people with less than a high school education in the Town is slightly lower than the county and the state. [Figure 3](#) and [Table 1.5](#) show more detail on educational attainment.

Figure 3: Educational Attainment, Age 25 and Older, 2016

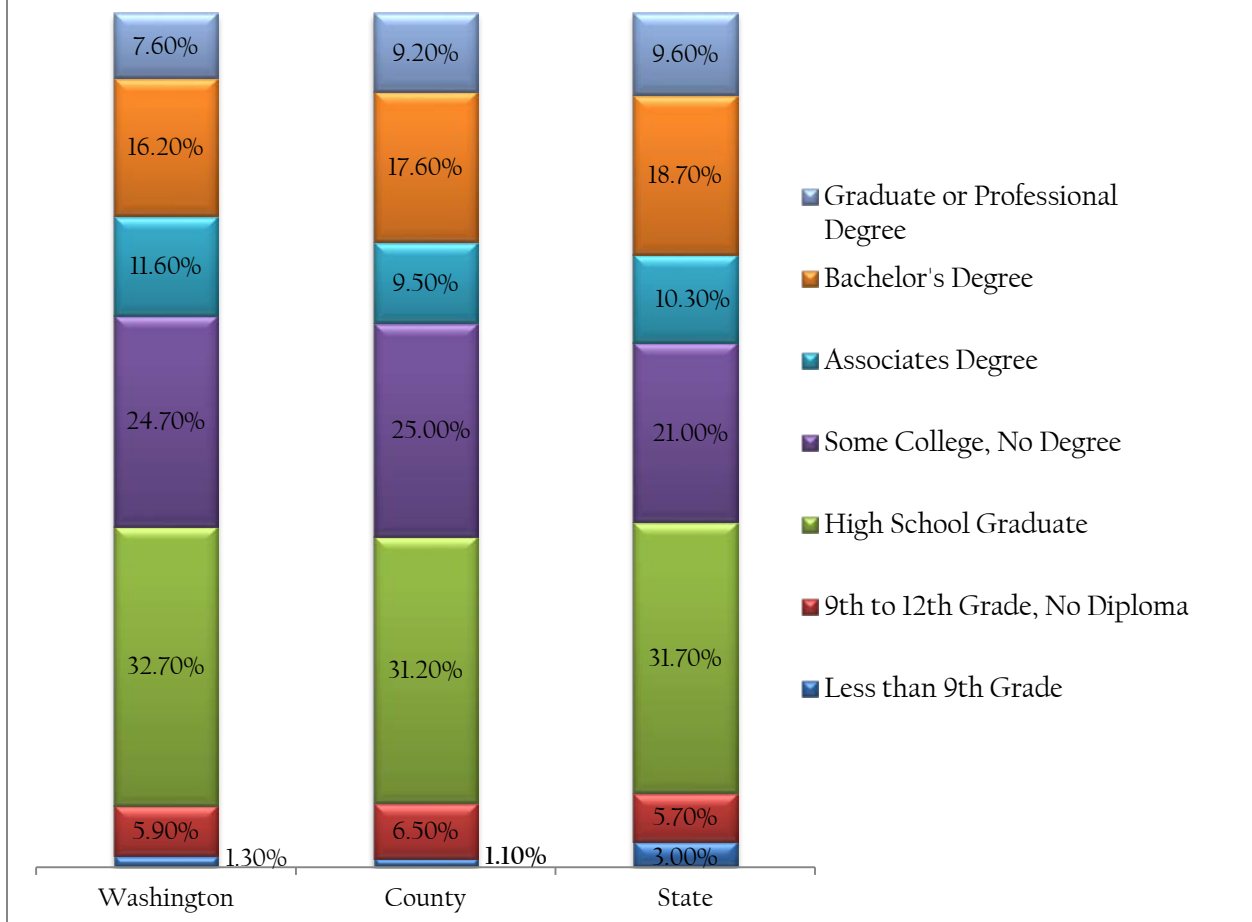


Table 1.5: Educational Attainment Change, 2000-2016									
Educational Attainment	Town of Washington			Vilas County			Wisconsin		
	2000	2010	2016	2000	2010	2016	2000	2010	2016
% high school graduate or higher	86.5%	95.5%	92.8%	85.4%	91.7%	92.5%	85.1%	90.2%	91.3%
% Bachelor's degree or higher	17.4%	33.0%	23.8%	17.6%	25.0%	26.8%	22.4%	26.4%	28.3%

Source: U.S. Decennial Censuses 2000 & 2010; ACS 2012-2016

Table 1.6 shows median household income for the Town of Washington. The median household income for Town of Washington households was \$50,350 in 2016, up from \$34,961 in 2000. However, after adjusting for inflation, real median household income only increased by about \$1,622. Vilas County and

Wisconsin, meanwhile, experienced a decline in median household income when adjusted for inflation. The median household income of \$50,350 is higher than Vilas County with a median of \$41,632, and lower than the state at \$54,610.

Table 1.7 shows per capita income for the Town of Washington. Per capita income is the average obtained by dividing aggregate income by the total population of an area. Since 2000, the Town’s per capita income increased by nearly 29 percent when adjusted for inflation, significantly faster than Vilas County and Wisconsin.

Table 1.6: Median Household Income					
Minor Civil Division	2000	2000*	2016	Adj. Net Change*	% Change*
Town of Washington	\$34,961	\$48,728	\$50,350	\$1,622	3.3%
Vilas County	\$33,759	\$47,052	\$41,632	-\$5,420	-11.5%
Wisconsin	\$43,791	\$61,035	\$54,610	-\$6,425	-10.5%

Source: U.S. Decennial Census 2000, ACS 2012-2016 & NCWRPC 2018
 *Adjusted for inflation in 2016 dollars.

Table 1.7: Per Capita Income					
Minor Civil Division	2000	2000*	2016	Adj. Net Change*	% Change*
Town of Washington	\$18,544	\$25,846	\$33,179	\$7,333	28.4%
Vilas County	\$18,361	\$25,591	\$27,537	\$1,946	7.6%
Wisconsin	\$21,271	\$29,647	\$29,253	-\$394	-1.3%

Source: U.S. Decennial Census 2000, ACS 2012-2016 & NCWRPC 2018
 *Adjusted for inflation in 2016 dollars.

Retirement Sector

The large number of retirees living within Washington contribute personal income in the form of transfer payments such as retirement fund income, social security and others. In Vilas County, transfer payments account for more of the personal income of residents than proprietor income. Transfer payments as a percentage of total income are significantly higher in Vilas County than in Wisconsin and the nation, while net earnings from employment and proprietor income as percentages of totally income are significantly lower in Vilas County than in Wisconsin and the nation.

Poverty

In 2016, 9.5 percent of the Town’s population was under the Federal Poverty Line (FPL). This is lower than the county (14.7%), state (12.7%), and national (15.1%) averages. Poverty rates within the Town of Washington have been increasing since 2000, as only 5.7 percent of Town residents were under the FPL in 2000. Comparisons of poverty rates can be found in Table 1.8.

Table 1.8: Poverty Rate (%)			
Minor Civil Division	2000 Poverty Rate (%)	2010 Poverty Rate (%)	2016 Poverty Rate (%)
Town of Washington	5.7%	9.3%	9.5%
Vilas County	8.0%	11.9%	14.7%
Wisconsin	8.7%	11.6%	12.7%

Source: U.S. Census, ACS 2012-2016

Employment Characteristics

According to the 2012-2106 ACS, the 725 members of the Washington labor force had median earnings of \$50,350, while the mean earnings of full-time, year-round workers were \$65,607. Median earnings are generally higher as education increases, ranging from \$22,981 for high school graduates to \$56,111 for those with a bachelor's degree. Those with graduate or professional degrees had median earnings of \$47,083, while residents with either some college education or an associate's degree had median earnings of \$29,766.

Between 2000 and 2016, the number of employed residents within the Town of Washington increased from 674 employed residents in 2000 to 693 employed residents in 2016. [Table 1.9](#) compares the number of employees and trends of employment among residents in the Town of Washington with those in Vilas County and Wisconsin.

[Table 1.10](#) shows the breakdown of occupations by sector of the employed population in the Town of Washington in 2016. The Educational services, and health care and social assistance industry accounted for nearly 18.5 percent of jobs held by Town of Washington residents, the most of any industry.

Table 1.9: Total Employed					
	2000	2010	2016	% Change 2000-2016	% Change 2010-2016
Washington	674	695	693	2.8%	-0.3%
Vilas County	9,268	9,764	8,978	-3.1%	-8.0%
Wisconsin	2,734,925	2,869,310	2,910,339	6.4%	1.4%

Source: U.S. Census, ACS 2012-2016

	Washington	Vilas County	Wisconsin
Agriculture, Forestry, fishing and hunting, and mining	4.2%	2.1%	2.4%
Construction	11.1%	11.1%	5.3%
Manufacturing	5.8%	4.6%	18.4%
Wholesale trade	0.7%	3.2%	2.7%
Retail trade	14.9%	14.4%	11.4%
Transportation and warehousing, and utilities	5.3%	4.8%	4.3%
Information	2.2%	1.7%	1.6%
Finance and insurance, and real estate and rental and leasing	6.3%	5.7%	6.1%
Professional, scientific, and management, and administrative and waste management services	10.5%	8.0%	8.1%
Educational services, and health care and social assistance	18.5%	16.7%	23.3%
Arts, entertainment, and recreation, and accommodation and food services	8.9%	17.6%	8.7%
Other services, except public administration	7.4%	5.4%	4.1%
Public administration	4.2%	4.7%	3.5%

Source: U.S. Census, ACS 2012-2016

Demographic Trends

- The Town of Washington has experienced fluctuations in population over that last 50 years, greatly increasing between 1970 and 2000, then declining between 2000 and 2010. Population is projected to steadily increase between 2015 and 2030 before slightly declining between 2030 and 2040.
- Total households in the Town have steadily increased since 1970, while average household size continues to decrease leading to more households with fewer people. This can increase the cost of services on a per person basis.
- Median household income has grown more in Washington than the county and the state.
- Educational attainment has grown at similar rates than the county and the state, but the percentage of Washington residents with higher educational attainment is lower than both the county and the state.

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Chapter Two

Natural, Agricultural, and Cultural Resources

This chapter describes local land and water conditions in detail as well as agricultural resources and cultural heritage. It is important to consider the patterns and interrelations of natural resources on a broader scale because they do not follow geo-political boundaries. In addition, many of the programs for protecting or mitigating impacts to natural resources are administrated at the County, State, or Federal level. Thus an overview of recent county-wide natural resource planning efforts is described below, followed by a description of local natural resource conditions. Of particular interest are geographic areas of the landscape encompassing valued natural resource features grouped below by resource type, including soil and biological resources.

Previous Plans and Studies

In the last decade, several plans were prepared by the State, County, and Town specifically to address protection and management of natural resources. These plans may be used as resources to guide local policy and decision making regarding resource management and protection.

[Town of Washington Community Wildfire Protection Plan, 2017-2021](#)

The Town of Washington has been designated as a community at high risk for wildfire due to the flammable vegetation of the area, housing density and risk of wildfire occurrence. This plan identifies how the Town will reduce their risk from wildfires. The plan also identifies and prioritizes areas for hazardous fuels reduction treatments and recommends the types and methods of treatment to reduce the wildfire threat to values at risk in the town. A primary component of the plan is a list of wildfire risk reduction activities that are planned to be implemented over the life of the plan.

[Vilas County Land and Water Resource Management Plan, 2014](#)

This plan outlines a comprehensive strategy for the implementation of soil and water conservation in Vilas County from 2015 to 2024. The County Land and Water Conservation Department, in partnership with the NCWRPC, identified the following goals for Vilas County's natural resource protection efforts:

- *Goal 1: Increase the publics' level of natural resource knowledge and stewardship*
- *Goal 2: Protect aquatic and terrestrial environments from non-point source pollutants*
- *Goal 3: Protect aquatic, terrestrial, and wetland ecosystems from invasive species*
- *Goal 4: Organize sites of concern within watersheds, wetlands, lakes, and forests*
- *Goal 5: Attend to state and local conservation funding and policy issues*

Vilas County Farmland Preservation Plan, 2015

The Vilas County Farmland Preservation Plan is required under Chapter 90 of Wisconsin Statutes. The Plan's Purpose is to guide and manage farmland preservation and agricultural production capacity from 2015 to 2030. The plan identifies portions of the county as designated farmland preservation areas and existing farmland preservation areas.

- The Town of Washington hosts existing agricultural areas in the northwest corner of the town just east of USH 45, which incidentally overlap with Farmland Preservation Areas. Farmland Preservation Areas are also located throughout the central portion of the Town.

Vilas County Forestry Plan

The Vilas County Forestry Plan, updated in 2017, is a management guide for the Vilas County Forest and is updated every decade. The mission of the plan is to manage and protect natural resources on a sustainable basis for ecological, economic, educational, and research needs of present and future residents throughout Vilas County.

USGS Protecting Wisconsin's Groundwater through Comprehensive Planning

In a joint effort by the Wisconsin Department of Natural Resources (DNR), the University of Wisconsin System, and the United States Geological Survey, a website was made available with data and information on geology, general hydrology, and groundwater quantity and quality. The website was developed to aid government officials in their comprehensive plans, including this plan.

The most recent data available for Vilas County was public in 2007. The full Vilas County report can be found at their website: https://wi.water.usgs.gov/gwcomp/find/vilas/index_full.html.

Natural Resources Inventory

Examining the natural environment is essential to the planning process. For instance, soils, topography and geology can pose limitations to certain types of developments, while an inventory of surface water resources, vegetation types, environmentally significant areas, and historical features identifies those resources and areas which should be protected from over-development. This section of the plan identifies both the water and land resources of the town.

Land Resources

The Town is located in the southeast portion of Vilas County. The Town is bounded by the Towns of Phelps and Conover to the north, the Town of Lincoln to the west, Oneida County to the south and Forest County to the east. The nearest cities are: Eagle River located just outside of the town's western boundary, and Rhinelander approximately 31 miles southwest. The Town of Washington covers about 30,361 acres of land.

Topography and Geology

The Town is located in the Northern Highland physiographic region of Wisconsin, which has some of the highest elevations in the state. Elevations range from approximately 1,800 feet above sea level in the

eastern portion of the Town to about 1,620 feet in the western portion of the Town. Relief in the area is generally low, with most elevations being between 1,650 and 1,750 feet above sea level.

The landscape in the Town of Washington includes drumlins and ground moraines and is characterized by low, smoothly rounded, elongated, and oval ridges that are nearly level to moderately steep and are interspersed with long, narrow drainageways. The primary drainage system includes the Town's numerous rivers and creeks, including the Deerskin and Eagle Rivers, and Spring Meadow and Blackjack Creeks.

According to the Soil Survey of Vilas County, the secondary drainage system is rather poorly defined, and includes the Town's numerous lakes which drain into the river systems through shallow, crooked drainageways. Glacial meltwater was unable to establish a system of deeper channels in the glacial topography of the area. In addition, many of the lakes do not have any outlets.

The geology of the Town includes both stratified and unstratified glacial drift, which were developed primarily during the various stages of glaciation during the last ice age. Stratified drift consists of outwash and ice-contact deposits, which were laid down by meltwater during glacial stagnation. Stratified drift is located primarily in portions of the southern, northwestern, and central areas of the Town. Unstratified drift consisting of ground moraine is located generally in the central, western and eastern portions of Town. Ground moraine is composed of unsorted sandy clay till which was laid down directly by ice. The thickness of glacial drift, or the depth to bedrock, generally ranges from 0-240 feet, and tends to be thinnest in areas of ground moraine.

The bedrock geology in the Town is characterized by igneous and metamorphic rocks which are part of the Canadian Shield. More specifically, these rocks include Gneiss from the Archean age located in the southwest, and rocks from the Early Proterozoic age including metasedimentary rocks which comprise the majority of the Town, iron formations scattered throughout, and metavolcanic rocks in the northern region. The bedrock generally slopes to the south.

Forests

Forests are the predominant land cover within the Town of Washington, covering 21,872 acres or approximately 72 percent of the Town's total area. Forests are an important resource in the Town. Forests also provide protection for environmentally sensitive areas, such as steep slopes, shorelands, wetlands, and flood plains. In addition, expansive forests provide recreational opportunities aesthetic benefits, and economic development.

The pre-settlement composition of forestland in the Town was dominated by a mix of conifer and deciduous tree species that included hemlock, sugar maple, yellow birch, white pine, and red pine.

Some areas of the Town contained stands of coniferous pine forest, including red and white. Though it is commonly thought that most of Northern Wisconsin was once covered by extensive pure stands of white and red pines, this forest type were actually extremely limited even before settlement. Some small scattered areas of the Town contained wetland vegetation consisting of swamp conifers including white cedar, black spruce, tamarack and hemlock. Brush vegetation existed in a small area in the northeast portion of Town.

Presently, both the species composition and relative proportion of presettlement forest types have been altered by humans in the northern forest region. The mixed coniferous – deciduous forest types that were once very common have become a less dominate cover type within the town. Hemlock occurs sporadically in second-growth hardwood stands. Maple has retained a dominant position, however yellow birch is much less common than it once was. Basswood and white ash are now usually the most important associates of sugar maple. Mixtures of sugar maple, basswood, hemlock, yellow birch, and white ash are common in the town

Other forest stands in the town are represented by a variety of species. Stands of red oak mixed with white pine and red maple, while other stands dominated by white pine or red pine with secondary species of red maple and oak occur. Understory species consisting of balsam fir and hazel brush are found among most stands.

Some private woodlands in the county are enrolled in Managed Forest Law (MFL). This program provides a low annual tax rate per acre and requires a management plan for the property that must include some harvesting along with allowing some public uses based on acreage thresholds. When timber is harvested from MFL properties, a harvest tax is also assessed. This provides an incentive to keep woodlots in active production and allows some community access to the site in exchange for greatly reduced taxes.

Soils & Productive Agricultural Areas

Soil is composed of varying proportions of sand, gravel, silt, clay and organic material. The soils in the Town primarily result from glacial till, glacial outwash, or glacial lacustrine deposits, and a few formed from organic material.

A detailed study of all the soils in Vilas County was developed by the U.S. Department of Agriculture, Soil Conservation Service. As part of that study, soils were identified in terms of both generalized soil associations, or predominant soil patterns, and specific detailed soils.

The presence of agricultural land within the Town of Washington is primarily limited to small farms with grazing areas for livestock and tree farms, which are found scattered throughout the Town. According to GIS calculations conducted by the NCWRPC, agricultural uses account for approximately 1,147 acres or about 4 percent of the total area in the Town of Washington.

Metallic & Non-Metallic Mineral Resources

There are no active metallic mines in the Town, nor are there any known deposits. Three non-metallic mining sites are located within the Town, one located west of Rangeline Road, one north of Eagle Waters Road and the other located north of Deerview Lane. See map 4 Utilities and Community Facilities.

Environmentally Remediated Areas

Areas which might fall under the environmentally sensitive designation is contaminated or potentially contaminated sites in part because they may need special care or monitoring to prevent further environmental degradation or hazard to human life.

The WDNR Internet database known as the Bureau of Remediation and Redevelopment Tracking System (BRRTS) lists the following sites as “closed”:

- USFS Anvil Lake Campground - ERP
- Anvil Lake – AC (Abandoned Container)
- Gregory Pfister Spill – Spill

AC sites previously had an abandoned container with potentially hazardous contents that has been inspected and recovered. No known discharge to the environment has occurred. If the container discharged a hazardous substance, a Spills activity will be created at the location in question.

Environmental Repair Program (ERP): ERP sites are sites other than LUSTs that have contaminated soil and/or groundwater. Examples include industrial spills (or dumping) that need long term investigation, buried containers of hazardous substances, and closed landfills that have caused contamination. The ERP module includes petroleum contamination from above-ground (but not from underground) storage tanks. ERP activities in BRRTS have an activity number prefix of ‘02’.

Leaking Underground Storage Tank (LUST): A LUST site has contaminated soil and/or groundwater with petroleum, which includes toxic and cancer causing substances. However, given time, petroleum contamination naturally breaks down in the environment (biodegradation). Some LUST sites may emit potentially explosive vapors. LUST activities in BRRTS have an activity number prefix of ‘03’.

Spill sites are a discharge of a hazardous substance that may adversely impact, or threaten to impact public health, welfare or the environment.

All of these sites were remediated to DNR standards, and are available for use.

[Rare Species & Natural Communities](#)

Wisconsin’s National Heritage Inventory Program (NHI) is responsible for maintaining data on the locations and status of rare species, natural communities, and natural features throughout the State. The program’s database, on the Wisconsin DNR website, identifies species and natural communities that are currently tracked by the NHI. As of July 2017, NHI tracked 10 species or communities in the Town of Washington. One of these species, the American Marten, is classified as endangered in Wisconsin. One of these species, the Spruce Grouse, is listed as threatened in Wisconsin. Of the 10 species tracked by NHI, 2 are communities, 6 are plants, and 2 are animals or insects.

Wisconsin’s biodiversity goals are to identify, protect and manage native plants, animals, and natural communities from the very common to critically endangered for present and future generations. Knowledge, appreciation, and stewardship of Wisconsin’s native species and ecosystems are critical to their survival and greater benefit to society.

Natural Communities

The Wisconsin Land Legacy Report 2006-2056, compiled by the Wisconsin DNR, is a comprehensive inventory of the special places that will be critical to meet future conservation and outdoor recreation needs for the next fifty years. The report identified regionally significant forest and wetland areas that should be protected. Two Land Legacy Areas identified in the Town of Washington are summarized below:

[Deerskin River](#) is a DNR Legacy Place that was identified to meet future conservation and outdoor recreation needs for the next 50 years. The DNR Land Legacy Report recommends protection of such places. This place rated a 3 of 5 stars. Five stars represents the highest level of conservation significance.

The Deerskin River is a cold water stream containing Class I and Class II trout waters in different reaches. Much of the upper part of the river goes through the Chequamegon-Nicolet National Forest. The river corridor includes impoundments at Long Lake and Scattering Rice Lake. A dam that held the former Deerskin Flowage has recently been removed, restoring wetlands and the natural streambed.

[Chequamegon-Nicolet National Forest](#) is a DNR Legacy Place that was identified to meet future conservation and outdoor recreation needs for the next 50 years. The DNR Land Legacy report recommends protection for such places. This place rated a 5 of 5 stars. Five stars represents the highest level of conservation significance.

The Nicolet side of the Forest is a large contiguous forested area made up of aspen and northern hardwoods near Laona, and has been identified as an area where management for forest interior species is feasible. A very large area of continuous National Forest ownership is found in the Eagle River Ranger District on a drumlinized ground moraine where upland forests are interspersed with lowland conifers. There are also opportunities to coordinate management of large landscapes across the state boundary into the Ottawa National Forest in Upper Michigan.

State Natural Areas were acquired to protect the state's natural diversity, provide sites for research and environmental education, and serve as benchmarks for assessing and guiding use of other lands in the state. Natural areas are defined as tracts of land or water, which have native biotic communities, unique natural features, or significant geological or archaeological sites. These sites do not have much facility development, though there may be a designated trail on the site.

[Blackjack Springs State Natural Area](#) (No. 308) is within the Chequamegon-Nicolet National Forest (T40N R11E, Sections 1,2,3,10,11 & T41N R11E, Sections 35, 36) and spans 1,398 acres. This site is located on pitted sandy outwash south of the Deerskin river and drumlinized ground moraine to the southeast that supports extensive stands of mature, mostly dry-mesic forest on rolling topography. The diverse canopy is composed of red oak, sugar maple, red maple, big-tooth aspen, trembling aspen, paper birch, yellow birch, white pine, hemlock, and balsam fir. Uncommon components of the canopy include red pine and white spruce. Among the trees, sugar maple exhibits the best reproduction and is well represented in both the seedling and sapling class. White pine is reproducing well in some areas. Relatively dense stands of pole-sized timber, especially on the hogback ridge near the north end, are interspersed with well-structured, uneven-age stands of mature timber. Some of the larger pines exceed 30 inches in diameter adding a super canopy stratum to the forest. The understory varies from open park-like expanses in which ground-hugging herbs predominate to dense thickets of shrubs and saplings. Common understory species include ironwood, beaked hazelnut, American fly honeysuckle, red-berried elder, and raspberries. Pennsylvania sedge, big-leaved aster, and wild sarsaparilla dominate the herbaceous layer under deciduous trees and in areas where pine is a significant canopy component characteristic species are barren strawberry, wintergreen, and blueberries. Canada mayflower, wood sorrel, bunchberry, three-leaved gold-thread, and American starflower are more common in rich mesic areas. Blackjack Creek is part of the Deerskin River drainage and flows northeast from its source for 5 miles where it then empties into the Deerskin River. The water is clear, slightly alkaline, and of high

fertility. Small inclusions of boreal-like white spruce-balsam fir are present in lowland transitional habitats along Blackjack Creek. The complex also contains several boggy kettle wetlands, groundwater influenced conifer swamps, headwater streams, and several soft-water spring ponds. Bird life is diverse and includes ruby-throated hummingbird, yellow-bellied sapsucker, hermit thrush, golden-crowned kinglet, northern parula, Blackburnian warbler, pine warbler, ovenbird, scarlet tanager, and purple finch. Unique and uncommon birds include osprey, gray jay, black-backed woodpecker, veery, black-throated blue warbler, and Nashville warbler. Blackjack Springs was originally designated the Pine-Oak Grove State Natural Area in 1996 and later expanded in 2007.

[Anvil Lake Trail State Natural Area](#) (No. 449) is within the Chequamegon-Nicolet National Forest in both Vilas and Forest Counties (T40N-R11E, Sections 23,24,25,30,35,36 & T40N-R12E Sections 19,30) and spans 980 acres. Anvil Lake Trail features a large, mature contiguous block of northern hardwood forest with inclusions of hemlock and scattered mature hemlock nearly throughout. Other natural communities are northern wet forest and soft-water springs. Hemlock regeneration is significant. On nearly level topography to hummocky with steep slopes, a large majority of forest is dominated by sugar maple with sizable stands dominated by white pine, hemlock, red oak, or older aspen. The pines date from 1888 and some hemlock is older. The best stands have many large hardwoods and hemlock in the 22-28 inch diameter range. Super-canopy white pine is also present through much of the site. Yellow birch and basswood are also common. The understory varies from open and park-like to dense hazelnut thickets. A number of large snags and tip-ups are common and coarse woody debris is occasional. The groundlayer supports Canada mayflower, intermediate woodfern, lycopods, and rough-leaved rice cut grass. Birds include veery, pine siskin, evening grosbeak, ruby-crowned kinglet, Nashville warbler, black-throated blue warbler, and yellow-bellied flycatcher. Numerous trees of all types and size classes, large snags, and the open character of the understory contribute to the developing old growth structure of this site. Anvil Lake Trail is owned by the US Forest Service and was designated a State Natural Area in 2007.

[Pat Shay Lake State Natural Area](#) is within the Chequamegon-Nicolet National Forest in Vilas, Forest, and Oneida Counties (T39N-R11 Section 1, T39N-R12E Sections 5,6, T40NR12E Sections 29,30, 31, & T40N-R11E Section 36) and spans 736 acres. Pat Shay Lake features a high quality wild lake surrounded by excellent old growth hemlock hardwood forests, rare on the National Forest on this LTA. Hemlock is regenerating well in canopy gaps and around the stand margins. Immediately north and south of the lake are forests dominated by hemlock with a minor component of sugar maple and yellow birch. Northwest of Pat Shay Lake, sugar maple becomes co-dominant with hemlock. Trees up to 24 inches in diameter are present for both species. The best stands have good old growth characteristics including den trees, large snags, and downed coarse woody debris throughout. The herb layer is dominated by Dryopteris fern species and lycopods. Topography of the uplands is generally rolling with steep slopes bordering the wetlands. In the western half of the complex, a good quality bog pond community and a good quality sedge meadow are divided by a representative early successional stage forest community. Scattered super-canopy white pine are present. The site contains no improved roads, only skidder trails, ski trails, and an access trail to Pat Shay Lake. Rare and uncommon birds include gray jay, black-throated blue warbler, and Nashville warbler. Other notable species are lance-leaved grape fern, least moonwort, and checkered rattlesnake plantain. Pat Shay Lake is owned by the US Forest Service and was designated a State Natural Area in 2007.

Water Resources

Similar to the rest of Vilas County, the Town of Washington contains numerous natural surface water features, including rivers, streams, lakes and wetlands. Many have remained in a fairly pristine state and others are in need of focused efforts to improve water quality.

This section discusses the characteristics of the major surface water features located within the Town.

Watersheds

A watershed is an area of land in which water drains to a common point. In Wisconsin, watersheds vary in scale from major river systems to small creek drainage areas and typically range in size from 100 to 300 square miles. River basins encompass several watersheds. There are 32 river basins in Wisconsin, which range in size from 500 to over 5,000 square miles.

The Town of Washington is part of three watersheds. The northwest corner of the Town is located in the Tamarack Pioneer River watershed; the northeast corner of the Town lies in the Deerskin River watershed; and the southern half of the Town lies within the Eagle River watershed. The sub continental surface-water divide determines where surface water will drain.

Surface Water

According to the Soil Survey, Vilas County ranks second in the state in total acreage of surface water with 96,321 acres, of which approximately 98 percent is lakes and the remaining 2 percent is rivers and streams. Overall the County ranks first in the state in total number of lakes with 1,327. The Town of Washington contains 4,046 acres of surface water, and has 16 named lakes, which account for 1.2 percent of the County's total lakes. Within the Town, surface water accounts for about 13 percent of the Town's total acreage.

Lakes

The Town of Washington contains 16 named lakes within the Town and 6 lakes along the Town's eastern border with the Town of Lincoln. Within the area, the lakes are of glacial origin: some formed in broad, deep depressions in the drainage system while others are in depressions in the glacial drift. Eight lakes within the Town of Washington are a part of the famous Eagle River Chain of Lakes. The Eagle River Chain of Lakes is considered to be the highest profile system in northern Wisconsin, and thus experiences high levels of users, in addition to high levels of fishing due to the excellent fishing opportunities along the Chain. The following provides additional information about the larger lakes within the Town of Washington.

- **Cranberry Lake**

Cranberry Lake is located in the southwest portion of the Town of Washington and crosses into Oneida County to the south. This lake is 924 acres in size and is part of the Eagle River Chain of Lakes. As part of the Eagle River Chain of Lakes, Cranberry Lake is a popular tourist destination during the summer months. Water quality for Cranberry Lake is considered to be "Good". Even though Cranberry Lake has

water quality that the Wisconsin DNR considers to be “Good”, it is still listed as an impaired waterway due to an excess of algal growth in the lake.

- **Anvil Lake**

Anvil Lake is located in the eastern portion of the Town. This lake is 377 acres in size and is a part of the Anvil Lake State Natural Area and Chequamegon-Nicolet National Forest. Water quality for Anvil Lake is considered to be “Good”.

- **Scattering Rice Lake**

Scattering Rice Lake is located in the western portion of the Town. This lake is 263 acres in size and is part of the Eagle River Chain of Lakes. As part of the Eagle River Chain of Lakes, Scattering Rice Lake is a popular tourist destination during the summer months. Water quality for Scattering Rice Lake is considered to be “Fair”. High levels of Phosphorus within Scattering Rice Lake have led to the lake being listed as a 303(d) impaired waterway.

- **Voyageur Lake**

Voyageur Lake is located in the southwest portion of the Town. This lake is 143 acres in size and is part of the Eagle River Chain of Lakes. As part of the Eagle River Chain of Lakes, Voyageur Lake is a popular tourist destination during the summer months.

- **Deerskin Lake**

Deerskin Lake is located in the northern portion of the Town. This lake is 301 acres in size and has water quality that is considered to be “Excellent”.

- **Carpenter Lake**

Carpenter Lake is located in the middle of the Town of Washington. This lake is 339 acres in size and has water quality that is considered to be “Good”.

- **Lower Ninemile Lake**

Lower Ninemile Lake is located in the southeastern portion of the Town of Washington and crosses into Oneida County to the south. This lake is 849 acres in size and has shallow depths throughout the lake with a maximum depth of 5 feet.

[Rivers](#)

The Eagle River and Deerskin River are the two river systems that flow through the Town of Washington.

- **Eagle River**

The Eagle River originates in western Forest County and flows in a general northwest direction through Oneida and Vilas Counties. The river flows through a series of lakes, and the 28 lakes within the Eagle

River watershed make up the Eagle River Chain of Lakes, which is locally known as the “world’s largest chain of inland freshwater lakes”.

- **Deerskin River**

The Deerskin River flows from Long Lake in the Town of Phelps south to Scattering Rice Lake in the Town of Washington. This river is designated as an outstanding resource water, and is classified as a warm water sport, Class I and II brook and brown trout fishery. Beaver activity on the river is a problem, therefore beaver control activity has occurred. Wisconsin Valley Improvement Company (WVIC) operates and maintains a dam on the river on the south side of Long Lake in the Town of Phelps. Dam operations historically permitted significant flow variation in a relatively short period of time which has had an adverse impact on the fishery and associated habitat improvement structures.

Outstanding and Exceptional Resource Waters

The Wisconsin DNR classifies major surface water resources. These classifications allow water bodies of particular importance to be identified because of their unique resource values and water quality. Two classes which are represented by surface waters in the Town of Washington include Outstanding Resource Waters (ORW) which have the highest quality water and fisheries in the state and are therefore deserving of special protection, and Exceptional Resource Waters (ERW) which have excellent water quality and valued fisheries but receive or may receive water discharges.

Outstanding Resource Waters (ORWs) and Exceptional Resource Waters (ERWs) share many of the same environmental and ecological characteristics. The primary difference between the two is that ORWs typically do not have any direct point sources discharging pollutants directly to the water. In addition, any pollutant load discharged to an ORW must meet background water quality at all times. Exceptions are made for certain types of discharge situations to ERWs to allow pollutant loads that are greater than background water quality when human health would otherwise be compromised.

Several water bodies are listed as ORWs – Spring Meadow Springs, Spring Meadow Creek, and portions of Blackjack Creek. There are some ERWs too including Lower Spring Meadow Springs, portions of Blackjack Creek, and Sucker Creek.

Impaired Waters

Section 303(d) of the federal Clean Water Act requires states to develop a list of impaired waters, commonly referred to as the “303(d) list.” A water body is considered impaired if a) the current water quality does not meet the numeric or narrative criteria in a water quality standard or b) the designated use that is described in Wisconsin Administrative Code is not being achieved. A documented methodology is used to articulate the approach used to list waters in Wisconsin. Every two years, states are required to submit a list of impaired waters to EPA for approval.

Three water bodies in the Town of Washington or on the boundary are listed as not meeting the standards set under the U.S. Clean Water Act, Section 303(d). The impaired waters in Washington are: *Cranberry Lake*, because of excess algal growth; *Eagle Lake*, because of excess algal growth; and *Scattering Rice Lake*, because of high levels of Phosphorus and excess algal growth.

Invasive Aquatic Species

Surface water resources in Vilas County are threatened by the introduction of invasive aquatic species. These species out-compete native species and degrade habitats possibly by decreasing biodiversity from having less plant and animal species. Contact the County Land and Water Conservation Department for public outreach education strategies. *Cranberry Lake* has a population of Chinese Mystery Snail, Eurasian Water-Milfoil, Rusty Crayfish, Pale yellow iris, Garden yellow loosestrife, and Purple loosestrife. *Carpenter Lake* has a population of Chinese Mystery Snail. *Anvil Lake* has population of Banded Mystery Snail, Chinese Mystery Snail, Curly-Leaf Pondweed, Eurasian Water-Milfoil, and Rusty Crayfish. *Scattering Rice Lake* has a population of Banded Mystery Snail, Chinese Mystery Snail, Eurasian Water-Milfoil, Rusty Crayfish, and Purple loosestife. *Voyageur Lake* has a population of Eurasian Water-Milfoil, Rusty Crayfish and Purple loosestife. *Catfish Lake* has a population of Chinese Mystery Snail, Eurasian Water-Milfoil, Rusty Crayfish and Pale yellow iris and Purple loosestrife.

Wetlands

Wetlands perform many indispensable roles in the proper function of the hydrologic cycle and local ecological systems. In terms of hazard mitigation, they act as water storage devices in times of high water. Like sponges, wetlands are able to absorb excess water and release it back into the watershed slowly, preventing flooding and minimizing flood damage. As more impermeable surfaces are developed, this excess capacity for water runoff storage becomes increasingly important.

Wetland plants and soils have the capacity to store and filter pollutants ranging from pesticides to animal wastes. Calm wetland waters, with their flat surface and flow characteristics, allow particles of toxins and nutrients to settle out of the water column. Plants take up certain nutrients from the water. Other substances can be stored or transformed to a less toxic state within wetlands. As a result, the lakes, rivers and streams are cleaner.

Wetlands that filter or store sediments or nutrients for extended periods may undergo fundamental changes. Sediments will eventually fill in wetlands and nutrients will eventually modify the vegetation. Such changes may result in the loss of this function over time. Eradication of wetlands can occur through the use of fill material. This can destroy the hydrological function of the site and open the area to improper development. The WDNR has promulgated minimum standards for managing wetlands.

Wetlands are scattered throughout the Town, with larger concentrations along the Deerskin River and Spring Meadow Creek. The DNR has identified the location of wetlands on their WISCLAND database. According to this, the Town of Washington has about 3,670 acres of wetlands, or about 12 percent of the Town's total area. Most of the wetlands within the Town are considered to be forested wetlands.

Floodplains

A floodplain is generally defined as land where there is a one percent chance of flooding in any year. The primary value of floodplains is their role in natural flood control. Flood plains represent areas where excess water can be accommodated whether through drainage by streams or through storage by

wetlands and other natural detention/retention areas. Specific areas that will be inundated will depend upon the amount of water, the distance and speed that water travels, and the topography of the area. If uninterrupted by development, the areas shown on a map as floodplains should be able to handle the severest (regional) flood, i.e. those that have a probability of occurring once every one hundred years.

Groundwater

Groundwater is water that occupies void spaces between soil particles or cracks in the rock below the land surface. It originates as precipitation that infiltrated into the ground. The type of soil and bedrock that a well is drilled into often determines water's pH, saturation index, and the amount of hardness or alkalinity in water. The type of soil and bedrock in a region also determines how quickly contaminants can reach groundwater.

Most groundwater in Vilas County is obtained from sand and gravel aquifers. Wells are drilled 20 to 200 feet deep to yield 5 to 50 gallons per minute, but yields of 200 gallons per minute are possible. Shallow wells in these deposits are subject to pollution.

Groundwater quality in Vilas County and the Town of Washington is generally good. Local differences in quality are the result of the composition, solubility, and surface of the soil and rock through which the water moves, and the length of time that the water is in contact with these materials. The main constituents in the water are calcium, magnesium, and bicarbonate ions. Mainly in the moraines, the water is hard. A high content of iron is a problem in many wells, but it is not a health hazard.

Susceptibility of groundwater to pollutants is defined here as the ease with which a contaminant can be transported from the land surface to the top of the groundwater called the water table. Many materials that overlie the groundwater offer good protection from contaminants that might be transported by infiltrating waters. The amount of protection offered by the overlying material varies, however, depending on the materials. Thus, in some areas, the overlying soil and bedrock materials allow contaminants to reach the groundwater more easily than in other areas of the state.

Many land use activities have the potential to impact the quality of groundwater. A landfill may leach contaminants into the ground that end up contaminating groundwater. Gasoline may leak from an underground storage tank into groundwater. Fertilizers and pesticides can seep into the ground from application on farm fields, golf courses, or lawns. Leaking fluids from cars in junkyards, intentional dumping or accidental spills of paint, used motor oil, or other chemicals on the ground can result in contaminated groundwater.

Historical & Cultural Resources

A cultural resource is a broad term that can encompass many aspects of heritage. Cultural resources may include archaeological sites and cemeteries, historic buildings and landscapes, historic transportation routes, or traditional cultural properties important to American Indians or other cultural groups. Cultural resources are those elements that signify heritage and help to evoke the sense of place that makes an area distinctive. Cultural resources include buildings; sites and landscape that help communities retain their sense of identity in an increasingly homogenized society.

Community History

The Town of Washington was established in 1914 after it detached from what was then the Town of Eagle River. Vilas County was historically forested land before settlement. Several Native American settlements of the Chippewa band were sustained by the forests, game and fish in the abundant lakes. We know that Native Americans traversed the area, canoeing the many lakes and establishing woodland trails, which in many cases were the forerunners of latter-day roads. The sites of the encampments and burial grounds are still in evidence.

Resources

The identification of existing historical structures and cultural areas are in important consideration in all Town planning efforts, as these features help to define a community's physical look and character. The State Historical Society has recorded five "registered" historic properties within the Town. These properties are listed on the National or State Register of Historic Places, and include:

- Mayo School, located at 2301 Townhall Road
- The Everett Resort, located at 1269 Everett Road
- Anvil Lake Campground Shelter, located at the junction of Anvil Lake Rd and WI 70
- Sunset Point, located at 1024 Everett Road, and
- Jabodon, located at 1460 Everett Road

In addition, a number of buildings in the Town appear on the Wisconsin Architectural History Inventory including:

- Big Bass Resort, contains 7 cabins and a house/office (3133 N Bass Lake Road)
- Bird's Nest Resort, contains 6 cabins (1844 W Carpenter Lake Road)
- Silver Forest Lodge, contains a lodge and a house (1820 Silver Forest Lane)
- Everett Resort, contains 15 contributing buildings, 4 contributing structures, and 4 non-contributing structures (1269 Everett Road)
- Jabodon, contains 2 buildings and 8 structures (1460 Everett Road)
- Sunset Point, contains 3 buildings (1024 Everett Road)
- PJ Schaefer Country Place (junction of STH 70 and Everett Road)
- Anvil Lake Campground Shelter (junction of STH 70 and Anvil Lake Road)

Natural, Agricultural, and Cultural Resources Programs

There are a variety of programs available to the Town related to natural, agricultural, and cultural resources. Some of these are identified below. The following list is not all-inclusive. For specific program information, the agency or group that offers the program should be contacted.

Private Forestry: The WDNR's goal is to motivate private forest landowners to practice sustainable forestry by providing technical forestry assistance, state and federal cost-sharing on management practices, sale of state produced nursery stock for reforestation, enrollment in Wisconsin's Forest Tax Law Programs, advice for the protection of endangered and threatened species, and assistance with forest

disease and insect problems. Each county has at least one Department forester assigned to respond to requests for private forestland assistance. These foresters also provide educational programs for landowners, schools, and the general public. Both private and industrial forest landowners have enrolled their lands under the Managed Forest Law.

Managed Forest Law (MFL): The purpose of the MFL is to promote good forest management through property tax incentives. Management practices are required by way of an approved forest management plan. Landowners with a minimum of 10 contiguous acres (80% must be capable of producing merchantable timber) are eligible and may contract for 25 or 50 years. Open lands must allow hunting, fishing, hiking, cross-country skiing, and sight-seeing, however, up to 80 acres may be closed to public access by the landowner. There is a 5% yield tax applied to any wood products harvested. Contact the WDNR for further information.

Parks and Recreation Program: The WDNR gets its authority for administering the Parks and Recreation Program from Chapter 27 Wisconsin Statutes. This program provides assistance in the development of public parks and recreation facilities. Funding sources include: the general fund, the Stewardship Program, Land and Water Conservation fund (LAWCON), and the recycling fund, and program revenue funds.

Other Programs

Stewardship Incentive Program (SIP)

The purpose of the Stewardship Incentive Program is to assist landowners in more actively managing, protecting, and enhancing their forest lands and related resources through cost-sharing. The program aims to keep forest lands productive and healthy for both present and future owners, and to increase the economic and environmental benefits of these lands. Private landowners may enroll 10 to 1,000 acres of woodland in the program, and must maintain a 10-year contractual commitment.

Nine general categories of management practices are eligible for cost-sharing under SIP, including forestry management plan development, tree planting, forest improvement, windbreaks and hedgerows, soil and water protection, riparian and wetland protection, fisheries habitat enhancement, wildlife habitat enhancement, and forest recreation enhancement. Sixty-five percent of the actual cost of each practice is covered, with maximum limits as established by the WDNR. The practices available in individual counties may vary. Public access is not required. This program is administered by the WDNR, USDA Farm Service Agency (FSA), and County Land Conservation Departments.

Forestry Incentive Program (FIP)

The Natural Resources Conservation Service (NRCS) administers the Forestry Incentive Program, in association with the WDNR, which was initiated to provide cost-sharing to private landowners for implementing forestry management practices. Landowners with 10 or more acres are eligible to enroll in the program, and agree to maintain the practices for an estimated life span. The development of a management plan is required which establishes the practices to be performed including tree planting, site preparation for natural regeneration, timber stand improvement, etc. Public access on the property is not required.

Wetlands Reserve Program

The Wetlands Reserve Program (WRP) is a voluntary program which was established to restore wetlands on lands which were previously altered for agricultural use. The program is administered by the USDA Natural Resource Conservation Service in consultation with the Farm Service Agency and other federal agencies.

Land is eligible for enrollment in the WRP if the landowner has owned that land for at least one year, and the land is restorable and suitable for wildlife benefits. Landowners may choose to restore wetlands with a permanent or 30-year easement, or enter into a cost-share restoration agreement with the USDA. If a permanent easement is established, the landowner will receive payment up to the agricultural value of the land and 100% of the wetland restoration costs. The 30-year easement payment is just 75% of what would be provided for a permanent easement on the same site, and 75% of the restoration costs. Voluntary cost-share restoration agreements are generally for a minimum of 10 years, and 75% of the cost of restoring the land to wetlands is provided. In all instances, landowners continue to control access to their land.

Wildlife Habitat Incentives Program (WHIP)

The Wildlife Habitat Incentives Program (WHIP) is a voluntary program for private landowners who wish to establish or improve wildlife habitat on their land, with a primary emphasis on re-establishing declining species and habitats. Both technical assistance and cost sharing are provided to help develop, maintain, and/or improve fish and wildlife habitat through management practices. Lands which are eligible for program participation include woodlots, agricultural and non-agricultural land, pastures, and streambanks which are generally at least 5 acres. Landowners are required to prepare and implement a wildlife habitat development plan which includes cost-share eligible practices to be conducted including fencing, seeding, limited tree planting, instream structures, burning, etc. Up to 75% of costs are reimbursed, generally not to exceed \$10,000; other organizations may provide the remaining 25% of the cost-share or provide expertise to help complete a project. The normal contract duration is 10 years at a minimum to maintain wildlife habitat. Public access is not required under this program. The program is administered by the Natural Resources Conservation Service.

Goals and Objectives

Goal: Maintain and enhance the aesthetic, ecological quality, function, and other values of the town's land and water resources.

Objectives:

1. Discourage development within environmentally sensitive areas such as wetlands, floodplains, lowlands, and steep slopes.
2. Evaluate lakeshore development impacts in the Town of Washington.
3. Maintain natural buffers and building setbacks between intensive uses and lake, stream, creek, and wetland areas.
4. Promote public health rules for on-site sewage systems.
5. Protect wetlands and control erosion in shoreland areas.
6. Encourage and provide assistance in the development and maintenance of lake associations and districts.
7. Develop and coordinate partnerships and cooperative efforts to address documented water quality degradation in town lakes and streams.
8. Encourage and support the development of comprehensive stream and lake management plans which include surveys, assessment and monitoring, and recommendations for restoration and improvement.
9. Encourage site management practices (e.g., limit/phase clearing and grubbing), erosion control, and other measures designed to prevent rather than treat sediment and other pollutants from land disturbing activities and storm water runoff.
10. Educate residents on the proper maintenance of septic systems, shoreland areas, and water conservation.

Goal: Preserve Forestry Integrity.

Supporting Objectives:

1. Classify and designate forest resource lands for the long-term commercial production of timber products.

2. Encourage retaining large, contiguous forestry tracts in the town.
3. Encourage land owners to develop forest management plans.
4. Examine population density standards for forested areas consistent with forestry management practices.
5. Evaluate cluster development to reduce forest fragmentation.
6. Develop a Forest Management Plan for parcels of forest under Town ownership.

Goal: Preserve farming as a business and agricultural land for farming.

Objectives:

1. Maintain the integrity and viability of agriculture so that traditional farming practices can occur without creating conflicts with non-agricultural uses.
2. Encourage retaining the towns large, contiguous farmland tracts.
3. Plan preferred land uses in the event of agricultural transition to different use.

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Chapter Three

Housing

Housing characteristics and trends are important components of comprehensive planning. The physical location of housing can determine the need of many public facilities and services. Furthermore, understanding dynamics in the market likely to affect housing development in the future provides a basis for the formulation of policy to coordinate transportation facilities with a sustainable pattern of residential development. Understanding the factors affecting people's ability to meet their own housing needs provides a basis for reinforcing community ties, fostering economic development and environmental sustainability and improving the quality of life.

Previous Plans and Studies

Wisconsin State Consolidated Housing Plan

*The Consolidated Housing Plan is required by the U.S. Department of Housing and Urban Development *(HUD) in the application process required of the states in accessing formula program funds of Small Cities Community Development Block Grants (CDBG), HOME Investment Partnerships, Emergency Shelter Grants and Housing Opportunities for Persons with AIDS (HOPWA)*

“The Consolidated Plan provides the Framework for a planning process used by states and localities to identify housing, homeless, community, and economic development needs and resources and to tailor a strategic plan for meeting those needs.”

Regional Livability Plan, 2015

The 2015 Regional Livability Plan (RLP), written by the North Central Wisconsin Regional Planning Commission (NCWRPC), addresses issues of livability in the areas of housing, transportation, economic development and land use. The RLP identifies a number of issues affecting community livability related to housing:

- *Aging Population*
- *Smaller household sizes*
- *Lack of Housing Options*
- *Increase in Housing Costs related to incomes*

Vilas County Comprehensive Plan, 2009

The Vilas County Comprehensive Plan was prepared by the County's Land Use Planning Committee and Zoning & Planning Committee, with assistance from the NCWRPC. The plan closely examines the state of housing throughout Vilas County, examining housing issues and qualities such as age of housing units, housing value, housing types, seasonal housing, and general housing characteristics. The identified goal in the Vilas County Comprehensive Plan as pertains to housing is as follows:

- Provide opportunities for a broad range of housing choices that will meet the needs of all residents while maintaining the predominantly rural forested and lakeshore residential character of Vilas County.

Housing Assessment

Structural Characteristics

The majority of housing units in the Town of Washington and the surrounding towns are single-family homes (1 unit-detached), as shown in **Table 3.1**. Single-family homes (1 unit attached and detached) account for 91 percent of all housing units within the Town. Multiple unit housing accounts for 5.5% of the Town’s housing stock while mobile homes account for 3.5%. The “5 or more” housing unit buildings in town may be group residences, or could be apartment buildings. Washington has 30 housing units in buildings that have at least 5 of these units together in the same building.

Municipality	1- Detached	1- Attached	2	3 or 4	5 or more	Mobile Home	Other	Total
Town of Washington	1,729	6	38	36	30	67	0	1,906
Town of Conover	1,410	30	3	0	0	46	0	1,489
Town of Lincoln	1,703	11	83	48	44	105	5	1,999
Town of Phelps	1,518	13	12	3	45	110	0	1,701
Town of Three Lakes, Oneida County	3,042	5	21	15	55	118	0	3,256
Town of Hiles, Forest County	687	4	4	0	1	54	0	750
Vilas County	22,430	219	688	190	724	1,150	17	25,418

Source: American Community Survey 2012-2016

Age Characteristics

The age of a community’s housing stock typically reflects several important factors including size, offered amenities, and overall maintenance costs. Age of the home often also reflects different regional and national trends in housing development. Housing predating the 1940’s for example, was typically smaller and built on smaller lots. In subsequent decades, both average lot and home sizes have increased. For example, average homes constructed in the later part of the previous century and the first decade of the millennium are typically much larger than housing built in previous decades. This can be seen in both the rural and more urban environments of Vilas County. Additional bedrooms, bathrooms, and attached garage space are among the amenities found in newer housing units.

Table 3.2 indicates the age of the housing stock in the Town of Washington area that is based on the year the structures were built as reported in the 2012-2016 American Community Survey. Housing in the Town of Washington saw the greatest increase from 1990-1999, with an additional 277 housing units being added to the Town’s housing stock during this time. About 29 percent of buildings in the Town of Washington were built after 1990, slightly lower than the percentage of homes built after 1990 in Vilas County, and lower than all of the other communities shown in the table. Data shows that about 55

percent of buildings in the Town were built between 1970 and 2014. Data also shows that in Washington, about 15 percent of homes were built before 1940, which is a higher percentage than in Vilas County.

Table 3.2: Year Structure Built, 2016

	1939 or earlier	1940 to 1949	1950 to 1959	1960 to 1969	1970 to 1979	1980 to 1989	1990 to 1999	2000 to 2009	2010 or earlier
Town of Washington	276	220	166	194	249	252	277	236	36
Town of Conover	139	100	157	103	214	223	224	290	39
Town of Lincoln	101	109	232	248	353	254	395	235	72
Town of Phelps	370	148	86	139	291	127	269	256	15
Town of Three Lakes, Oneida County	363	150	212	313	611	576	487	509	35
Town of Hiles, Forest County	84	53	114	63	125	82	117	99	13
Vilas County	2,750	1,700	2,205	2,235	4,711	3,397	3,991	4,009	320

Source: American Community Survey 2012-2016

Occupancy Characteristics

Table 3.3 breaks down the occupancy status of housing units in the Town of Washington. Over 56 percent of homes in Washington are seasonal units, which is no surprise since this area is known as “Up North” to visitors statewide. Only 37 percent of the housing units were occupied year round. Of those occupied houses, 664 or 94 percent were owner-occupied, while 45 or 6 percent were renter-occupied.

Table 3.3: Residential Occupancy Status, 2016

	Total Housing Units	Owner Occupied	Renter Occupied	Vacant Units	Seasonal
Town of Washington	1,906	664	45	1,197	1,069
Town of Conover	1,489	523	67	899	816
Town of Lincoln	1,999	883	370	746	673
Town of Phelps	1,701	447	119	1,135	929
Town of Three Lakes, Oneida County	3,256	805	133	2,318	2,221
Town of Hiles, Forest County	750	168	10	572	527
Vilas County	25,418	8,018	2,630	14,770	12,925

Source: American Community Survey 2012-2016

Seasonal Housing

Of the 1,906 housing units in the Town in 2016, 709 units were occupied, while the remaining 1,197 units were vacant. Over 89 percent of vacant units within the Town are classified as seasonal housing units. Seasonal housing units account for over half (56%) of all housing units within the Town, as shown in [Table 3.4](#). This compares to 51 percent of housing units in Vilas County being classified as seasonal, and 7 percent for the state. The percentage of seasonal homes in Washington is nearly identical to the percentage of seasonal homes in the Towns of Conover and Phelps, and is lower than both the Towns of Three Lakes and Hiles.

	Total Housing Units	Seasonal Housing Units	% Seasonal Housing Units
Town of Washington	1,906	1,069	56%
Town of Conover	1,489	816	55%
Town of Lincoln	1,999	673	34%
Town of Phelps	1,701	929	55%
Town of Three Lakes, Oneida County	3,256	2,221	68%
Town of Hiles, Forest County	750	527	70%
Vilas County	25,418	12,925	51%

Source: American Community Survey 2012-2016

Value Characteristics

In 2016, median value of housing stock in the Town of Washington is below the median housing stock value in Vilas County. [Table 3.5](#) displays median home values for the Town of Washington as well as the surrounding towns. About 10 percent of homes in the Town of Washington have house values below \$100,000. Nearly one-third of all homes (31%) in the Town of Washington have house values over \$300,000, a higher percentage than in Vilas County (29%).

Table 3.5: Housing Values, 2016

	< \$50,000	\$50,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 and up	Median Value
Town of Washington	2.3%	8.6%	20.6%	19.7%	17.9%	30.9%	\$195,200
Town of Conover	1.3%	9.4%	7.8%	18.9%	22.6%	40.0%	\$246,800
Town of Lincoln	5.7%	10.5%	17.2%	21.5%	24.0%	21.1%	\$185,700
Town of Phelps	6.3%	16.6%	15.9%	21.3%	17.4%	22.6%	\$167,800
Town of Three Lakes, Oneida County	3.4%	3.5%	17.5%	19.0%	16.9%	39.8%	\$238,800
Town of Hiles, Forest County	4.2%	14.9%	13.7%	13.1%	16.7%	37.5%	\$221,900
Vilas County	5.4%	10.7%	17.1%	16.6%	20.9%	29.4%	\$201,000

Source: American Community Survey

Housing Programs

Various organizations offer a variety of programs to assist with the purchase, rehabilitation, or construction of housing. Many of these programs are listed below:

Community Development Block Grants (CDBG) are administered by the Department of Administration, Division of Housing & Intergovernmental Relations (DHIR). Communities are allowed great latitude in how CDBG funds can be used, including land acquisition, housing rehabilitation, and in certain circumstances new construction, direct assistance to homeowners such as down-payment assistance or revolving loan funds for first-time buyers, concentrated building code enforcement, and planning and administrative expenses. There is a range of programs that can be utilized in the form of CDBG grants to foster affordable housing.

Housing Repair and Rehabilitation Grant: This program is administered by the Rural Housing Service of the USDA Rural Development Department. Seniors aged 62 and older may obtain a grant for rehabilitating their home provided they are below 50% of the area median income and are unable to procure affordable credit elsewhere.

Housing Repair and Rehabilitation Loan: Also administered by USDA, this program is a loan for rehabilitation provided applicants meet the same standards as the grant above.

Rural Housing Guaranteed Loan: USDA also offers this loan that is used to help low-income individuals or households purchase homes in rural areas. Funds can be used to build, repair, renovate or relocate a home, or to purchase and prepare sites, including providing water and sewage facilities.

Rural Housing Direct Loan: USDA-Rural Development also offers this loan to provide financing at reasonable rates and terms with no down payment. The loan is intended for low-income individuals or

households to purchase homes in rural areas. Funds can be used to build, repair, renovate or relocate a home, or to purchase and prepare sites, including providing water and sewage facilities.

Rural Housing Direct Loan: USDA-Rural Development uses this program to help very low- and low-income households construct their own homes. The program is targeted to families who are unable to buy clean, safe housing through conventional methods.

HUD's FHA Loan: This program is administered by the U.S. Housing and Urban Development Department and offers a low down payment of 3% mortgage loan for home purchase or construction for selected applicants under certain income limits.

HUD Insured Loans for Condominiums, Energy Efficiency, Special Credit Risks, and Rehabilitation: These programs are administered by the U.S. Housing and Urban Development Department. HUD will insure selected applicants under certain income limits when procuring loans for rehabilitation or for rehabilitation at the time of purchase.

FHA HUD 203(k) Home Rehabilitation Loan Program: Whereas HUD desires to see current housing stock rehabilitated, this program provides owner occupants of existing homes, or intended owner occupants who are looking to purchase a home, readily available mortgage money to refinance/rehabilitate or purchase/rehabilitate their homes, respectively.

VA Home Loans: These loans, administered by the U.S. Department of Veterans Affairs, are often made without any down payment at all, and frequently offer lower interest rates than ordinarily available with other kinds of loans. These loans may be used for purchase or construction up to \$240,000.

HOME Loans: The Wisconsin Housing and Economic Development Authority (WHEDA) offers federal HOME Investment Partnership Program loans with a low, fixed interest rate to help low- and moderate-income individuals and families buy a home.

North East Wisconsin Community Action Program (NEWCAP) is a non-profit organization serving twelve counties providing assistance in the area of housing, emergency services, and employment & training among others. In Vilas County the agency provides housing assistance for the Section 8 - housing voucher program and homebuyer and rehabilitation program.

Goals and Objectives

Goal: Promote housing development that provides a variety of housing choices for residents of all income levels, age groups, and people with special needs.

Goal: Promote the availability of land for the development or redevelopment of low- and moderate-income housing.

Goal: Maintain and rehabilitate existing housing as appropriate.

Objectives:

1. Direct residential development to areas designated on the Future Land Use Map.
2. Discourage residential development in agricultural or silvicultural areas except for related uses.

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Chapter Four

Utilities & Community Facilities

Background

This chapter describes the existing facilities available in the Town and surrounding area. A variety of utilities and community facilities are addressed. A detailed map that displays the information is included as the [Utilities & Community Facilities Map](#).

The efficient utilization of these resources is one of the basic principles of comprehensive planning. Already in-place infrastructure is a public asset that must be safeguarded for the future, both to conserve and protect environmental values and to maximize the benefits of economic growth. Development that bypasses or ignores existing infrastructure resources is wasteful of the public investment that they represent. Development patterns that require the extension of utilities and the expansion of public facilities while existing facilities go unused at other locations is probably not the best use of scarce public resources.

Previous Plans and Studies

[Vilas County All Hazards Mitigation Plan, 2013](#)

This plan examines general conditions, including an inventory of utilities, community facilities, and emergency services throughout Vilas County. Risk assessment is at the heart of the all-hazards mitigation program. In order to mitigate the risks, it is necessary to assess their relative importance. The report looks at a series of mostly weather-related disasters; how they have affected the County in the past and how future instances are likely to affect the County and how local government should respond to such occurrences.

The report concludes with suggested mitigation measures that might be taken by local governments to reduce the risk from identified hazards. Counties and incorporated municipalities are required to adopt such plans with updates every five years.

[Vilas County Outdoor Recreation Plan \(CORP\), 2014-2019](#)

The primary purpose of the CORP is to provide continued direction in meeting the current and future recreation needs of Vilas County. This direction takes the form of an inventory and analysis of outdoor recreational facilities followed by establishing recommendations to meet identified needs.

Proposed recreational projects listed in the plan within the Town of Washington include future plans to establish biking and hiking trails to other communities. Between 2009 and 2013, the Town made a children's sledding hill available at the transfer station property on Rangeline Road, open to the public.

The CORP is currently being updated by NCWRPC, to cover years 2019-2023.

Inventory

Utilities and community facilities provided by the Town of Washington or by other public or private entities are inventoried and evaluated in this section. Some discussion of their present condition and adequacy to meet the current and future needs of the Town is also included. See the [Utilities and Community Facilities Map](#).

Water and Wastewater Facilities

The Town does not operate nor does a sanitary district operate within the Town. Water is provided via private water wells throughout the Town. Groundwater is the source of all of these private water systems.

Wastewater is also handled by private on-site septic systems that discharge to underground drainage fields and may include: conventional (underground), mound, pressure distribution, at-grade, holding tank, or sand filter systems. Wisconsin Administrative Code regulates these on-site wastewater treatment systems.

Solid Waste Disposal and Recycling Facilities

Refuse collection service is provided to town residents by a private service. There is a transfer station located within the Town that is available to residents for recycling and garbage drop off purposes. The nearest landfill site is the Highway G Landfill and Waste Processing Facility located northwest of Eagle River. The landfill was opened in 1990.

Power and Telecommunications Facilities

Electrical services and natural gas services are provided by WE Energies and Wisconsin Public Service. Frontier Communications provides basic telephone service. Frontier Communications and SonicNet provides broadband internet services within the Town with advertised download speeds of up to 25 Mbps. Various cellular telecommunication service providers have coverage in the Town and outlying area.

Park and Open Space Facilities

Eagle Lake Park is located within the Town. Eagle Lake Park is owned by Vilas County and is approximately 10 acres in size. The facility includes a swimming beach and a boat landing with a 6x24' portable pier. Restrooms are provided at this park, along with picnic tables, grills, and a pavilion. The facilities at this park meet ADA standards.

Cranberry Island Picnic Area is located within the Town. Cranberry Lake Island is owned by Vilas County and is approximately 25.7 acres in size. The picnic area has 2 fire rings with attached grates, 2 cooking grills, and 2 picnic tables. There is also a boat dock and toilet facility located at this park. This picnic area can only be accessed from the water.

Portions of the *Chequamegon-Nicolet National Forest* are also located within the Town. The Chequamegon-Nicolet National Forest covers more than 1.5 million acres of Wisconsin's Northwoods, with about 9,329 acres located within the Town of Washington. The *Anvil Lake Recreation Area*, *Blackjack Springs State Natural Area*, and *Pat Shay Lake State Natural Area* provide recreational opportunities within the National Forest to Town residents and visitors.

There are also two campgrounds within the Town, the *Anvil Lake Campground* and the *Chain O' Lakes Campground*. The Anvil Lake Campground is included in the Anvil Lake Recreation Area, and consists of 18 campsites equipped with fire rings and picnic tables, with access to drinking water and vault toilets. The Chain O' Lakes campground offers campers large wooded sites that include a fire pit, picnic tables, and water and electrical hookups for RV's at each site.

The *Northland Pines School District School Forest* is located in the Town of Washington. The School Forest recently underwent a new State Forest Management Plan with the goal of having a healthy and sustainable forest. The new forest management plan will allow the school forest to better serve its mission to educate students about the environment, wildlife and forest management.

Education

The Town of Washington is part of the Northland Pines School District, which is based in Eagle River. The school district serves the Towns of Cloverland, Conover, Land O' Lakes, Lincoln, Plum Lake, St. Germain, Washington, and the City of Eagle River in Vilas County, as well as a small portion of the Town of Newbold in Oneida County. The school district covers 474 square miles and has an enrollment of approximately 1,400 students. The school district includes four buildings/8 schools. There are 4 elementary schools, 2 middle schools, and 2 high schools in the district.

Protective Services

Law Enforcement:

The Vilas County Sheriff's Department provides protection in the Town of Washington. They patrol all county roads and respond to 911 calls. In addition, the Wisconsin State Patrol has statewide jurisdiction on all public roads. The Vilas County Sheriff's Department is based in the City of Eagle River.

Fire:

Fire service for the Town is provided by the Eagle River Area Fire Department & Ambulance. The Eagle River Area Fire Department is operated by a joint municipal fire commission which is comprised of the City of Eagle River and the Towns of Washington, Cloverland and Lincoln. There is one representative from each municipality and one representative from the fire department who serves as the chairperson. The Town pays a proportionate fair share based upon the equalized assessed value of the Town.

Ambulance/First Responders:

The Ascension Eagle River Hospital Ambulance Service provides ambulance and first responder service throughout the Town. The Eagle River Area Fire Department also provides ambulance and first responder services for the Town.

Medical Services

The nearest hospitals are Ascension Eagle River Hospital in Eagle River and Ascension Saint Mary's Hospital in Rhinelander. However, the Ascension Eagle River Hospital is a critical access hospital, and is for shorter-term care and acutely ill patients. Ascension Saint Mary's Hospital in Rhinelander is used for long term care. The nearest full service medical facilities are Howard Young Medical Center in Woodruff or Ascension Saint Mary's in Rhinelander. There is also an Asprius Clinic located in Eagle River and Land O'Lakes. There is a Marshfield Clinic located in Eagle River. The Marshfield Clinic Hospital in Minocqua is scheduled to open in spring of 2020.

There are no assisted living homes located within the Town, but there are several located in close proximity to the Town. The nearest nursing home are Rennes Health and Rehab Center in Rhinelander. Avanti Health and Rehabilitation Center in Minocqua, and Friendly Village Nursing and Rehab Center in Rhinelander.

Child Care

According to the Wisconsin Department of Health and Human Services the Town of Washington has no regulated child care providers. The nearest regulated childcare providers are located in the City of Eagle River and the Town of Phelps.

Cemeteries

There are no cemeteries located within the Town.

Minimum acreage requirements exist for cemeteries established on or after November 1, 1991 unless the cemetery is owned by a religious association, or the Town enacts an ordinance allowing new cemeteries of less than 20 acres to be constructed.

Libraries

The Town of Washington does not have a library located within the Town. The nearest libraries are the Olson Memorial Library in Eagle River and the Phelps Eleanor Ellis Library in the Town of Phelps, both of which are part of the Northern Waters Library Service.

Government Facilities

The Washington Town Hall is located at 2301 Town Hall Rd, Eagle River, WI 54521. The Town Hall is used for Town business and monthly Town meetings. The Town Hall can be rented for private parties and other events.

Goal and Objectives

Goal 1: Enhance and develop year-around recreational opportunities in the town while minimizing user conflicts.

Objectives:

1. Promote common sense regulations to coordinate the proper use, access, and opportunity of land or water recreational motorized water craft.
2. Enhance recreational facilities in the towns that provide multi-use recreation opportunities.
3. Maintain existing and improve public access to waterways.
4. Support existing and provide additional snowmobile, hiking, skiing and biking trails.
5. Explore opportunities to develop a town multi-use trail system.
6. Connect Town of Washington multi-use trails to other Vilas County communities, if possible.
7. Pursue state and federal funding programs which can aid in the development and acquisition of parks, trails, scenic and environmentally significant areas.
8. Recognize the need to accommodate all age groups and abilities in recreational pursuits.
9. Consider the development of an impact fee on new or expanded developments to support the acquisition, development, and service costs of recreational facilities.
10. Develop a Town of Washington Comprehensive Outdoor Recreation Plan to direct improvement projects and maintain the town's eligibility to compete for WDNR recreational program grants.
11. Continue to work with, support and cooperate with service clubs and organizations related to the maintenance and development of recreational facilities and activities.

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Chapter Five

Transportation

Background

The transportation system includes all state, county, and local roads. The local transportation network is an important factor in the safe movement of people and goods, as well as in the physical development of the Town. There is no transit, passenger rail, air, or water transportation service within the Town's jurisdiction.

Previous Plans and Studies

Regional Livability Plan, 2015

The 2015 Regional Livability Plan (RLP), prepared by NCWRPC, addresses issues of livability in the areas of housing, transportation, economic development, and land use. The RLP identifies three major transportation issues

- *Modes of Transportation to Work: The Region's workforce is extremely dependent on the automobile. In 2012, over 80 percent of the Region's workforce drove alone to work on a daily basis. Another ten percent carpooled, leaving less than ten percent for the non-automobile methods such as walking, biking, and using transit. The average commute time in Vilas County was 19.6 minutes.*
- *Age of Drivers in the Region – The Region is seeing a change in the number of licensed drivers by age groups. Between 2004 and 2013, the Region saw a 20 percent decrease in the number of drivers 17 and age 19. During the same years, the Region had a 20 percent increase in drivers over age 65. These changes mean communities increasingly need multimodal options for those who are either unable or choose not to drive.*
- *Transportation Costs – It is expensive to maintain the transportation infrastructure in the Region. The current reliance on fuel tax and registration fees is inadequate, unstable, and may soon be outmoded. The inability to fund improvements, and maintenance on transportation infrastructure will impact the ability to transport goods and provide safe, reliable, and efficient roads.*

Additionally, transportation accounts for a large portion of the average household's budget, and is greatly affected by housing location. Many low income and fixed income families are unable to afford the cost of owning and maintaining vehicles, thereby limiting employment opportunities.

Connections 2030

This is WisDOT's latest long-range, statewide, multimodal transportation plan. It identifies a series of system-level priority corridors that are critical to Wisconsin's travel patterns and the State economy.

[North Central Wisconsin Regional Bicycle & Pedestrian Plan, 2018](#)

This 2018 plan is a regional effort to improve bicycling and walking across communities in north central Wisconsin. The plan, written by NCWRPC, assess existing conditions related to bicycling and walking, identifying other potential trail and route user groups, identifying routes and describing policies and programs to assist local governments in improving bicycling and walking to promote connectivity between communities and destinations throughout the Region.

The Regional Plan recommends an off-road bicycle route running along STH 70 to enhance the bicycle corridor between Eagle River and Nelma in Forest County.

[Vilas County Countywide Bike/Ped Route & Trail Plan, 2011](#)

The Vilas Area Silent Sports Association (VASSA), in conjunction with the local area trail groups around Vilas County and assistance from NCWRPC, prepared this plan to establish a fresh blueprint for its efforts and the efforts of other agencies and organizations with intersecting trails and routes within Vilas County. The Trails and routes recommended within this plan would connect people to destinations.

The Plan recommends an off-road bicycle route running along STH 70 (as echoed in the Regional Plan prepared by NCWRPC). The Plan also recommends improvements to CTH A to better host bicycle transportation.

[Vilas County Shared Use Trail Study, 2018](#)

The Vilas County Shared Use Trail Study was conducted after shared interest among different trail-user groups in potential routes within Vilas County. The goal of the Vilas County Shared Use Trail Study is to: “Assist government entities, route & trail interest groups and individual trail users within Vilas County in working together to plan, develop and maintain a comprehensive and sustainable route and trail network for diverse outdoor recreation”. Existing and proposed routes for five different trail-uses are identified as part of this study.

[Road Network](#)

The road system in the Town of Washington plays a key role in development by providing both access to land and serving to move people and goods through the area. The interrelationships between land use and the road system make it necessary for the development of each to be balanced with the other. Types and intensities of land-uses have a direct relationship to the traffic on roadways that serve those land-uses. Intensely developed land often generates high volumes of traffic. If this traffic is not planned for, safety can be seriously impaired for both local and through traffic flows.

The Town of Washington road network consists of roughly 1.93 miles of federal highway, 10.47 miles of state highway, 0 miles of county highway, and 72.71 miles of local roads.

[Jurisdictional and Functional Classification](#)

Public roadways are generally classified by two different systems, the jurisdictional and functional. The jurisdictional class refers to which entity owns the facility and holds responsibility for its operations and maintenance. The functional class refers to the role the particular segment plays in moving traffic within the overall system. Each is described in more detail below. The jurisdictional breakdown is shown in

Table 5.1. All road mileage totals listed under the jurisdiction of the Town are submitted to WisDOT for local road funding.

A functional classification system groups streets and highways into classes according to the character of service they provide. This ranges from providing a high degree of travel mobility to providing access to local parcels.

- **Principal Arterials** – The principal function is to provide the most efficient movement for relatively large volumes of traffic at increased speeds. Movement to and from other road facilities is limited to controlled interchanges. Regional movement of traffic contributes an increasing portion of the traffic counts.
- **Minor Arterials** – The principal function is to provide efficient traffic movement for larger volumes of traffic. Little or no direct access is strived for with non-local destinations comprising a major portion of the traffic.
- **Major Collectors** – The principal function is to provide an intermediary link between efficient movement of arterials and accessibility of local roadways. They serve to funnel or collect traffic from local roadways to arterials. More efficiency of movement is strived for in favor of accessibility.
- **Minor Collectors** – The principal function is to provide traffic with access to and from property. It is the grass roots classification where accessibility for vehicles and pedestrians is emphasized and efficiency of movement is secondary.
- **Local Roads** – provide direct access to residential, commercial, and industrial developments.

Using the roadway classifications, the Town of Washington has the service of one principal arterial (U.S. Highway 45), one minor arterial (State Highway 70), four major collectors (State Highway 17, Chain O’ Lakes Road, Range Line Road, and a portion of Military Road), and three minor collectors (Town Line Road, E Dollar Lake Road, and Dollar Lake Road).

As part of their jurisdictional ownership and responsibilities, the Town conducts maintenance, including snowplowing, on all local roads located within the Town.

Table 5.1: Road Mileage by Jurisdictional and Functional Class				
Jurisdiction	Arterial	Collector	Local	Totals
Federal	1.93	0.00	0.00	1.93
State	7.57	2.90	0.00	10.47
County	0.00	0.00	0.00	0.00
Town	0.00	14.37	58.34	72.71
Totals	9.50	17.27	58.34	85.11

Source: WisDOT & NCWRPC

In addition to these main classifications, a road or segment of road may hold a number of other designations, such as forest road, rustic road, emergency or evacuation route, truck route, bike route, etc.

Pavement Conditions

WisDOT requires all local units of government to submit road condition rating data every two years as part of the Wisconsin Information System for Local Roads (WISLR). The Pavement Surface Evaluation and Rating (PASER) program and WISLR are tools that local governments can use to manage pavements for improved decision making in budgeting and maintenance. Towns can use this information to develop better road budgets and keep track of roads that are in need of repair. A summary of pavement conditions in the Town of Washington can be found in **Table 5.2**. Roads exhibiting a surface condition rating at or below “Fair” must be examined to determine what type of reconstruction or strengthening is necessary.

Roads that display a surface rating of “Good” or better will only require minimal preventative maintenance to promote safe travel conditions. Road conditions within the Town have remained stable over the last 5 years, as about 11.5% of roads rate as “Poor” or “Very Poor” and about 88.2% of roads rate as “Fair” or better. It is worth noting that 0.23 miles of road or 0.3% of local roads within the Town were not rated.

Surface Type	Miles
Unimproved	1.84
Sealcoat or Gravel Road	10.81
Asphalt and Concrete	60.05
Surface Condition Rating	Miles
Not Rated	0.23
Very Poor	4.30
Poor	4.05
Fair	25.85
Good	23.58
Very Good	8.54
Excellent	6.16
Total	72.71

Source: WisDOT, 2017

Traffic and Safety

Annual average daily traffic (AADT) counts are measured and calculated on selected high traffic roads and highways every three-, six-, or ten years (depending upon functional classification) by the Wisconsin Department of Transportation (WisDOT). Monitoring these counts provides a way to gauge how traffic volume is changing in Washington.

There are several count sites located throughout the Town, with many located along State Highway 70 and U.S. Highway 45. The **Transportation Map** identifies the site locations with the most current count information for all sites. Traffic levels throughout the Town have decreased since 2004 and 2008, but have increased since 2011 at many of the sites. Since 2011 (represented by yellow numbers on the map), traffic along State Highway 70 has increased at all sites along the highway within the Town.

The interrelationships between land use and the road system make it necessary for the development of each to be balanced with the other. Types and intensities of land-uses have a direct relationship to the traffic on roadways that serve those land uses. Intensely developed lands often generate high volumes of traffic. If this traffic is not planned for, safety can be seriously impaired for both local and through traffic flows.

Traffic generated and attracted by any new land-use can increase the volume throughout the highway system and increase congestion on the roadway system keeping property from reaching its full potential value. Even without the creation of new access points, changes in land-uses can alter the capacity of the roadway because more, and possibly different, kinds of vehicles than before, enter, leave, and add to the traffic flow. Uncontrolled division of land tends to affect highways by intensifying the use of abutting lands, which impairs safety and impedes traffic movements.

As development continues and land use changes, the cost of maintaining the road system must be increased. More traffic requires more maintenance and expansion of the local road system. The entire road system in the Town of Washington is also open by state law to pedestrian and bicycle travel, although some traffic volumes may make such travel unsafe.

Evacuation Routes

The town should meet with the Vilas County Sherriff's and Emergency Management Offices to discuss a plan for evacuation of residents and visitors in the town. Areas of high population concentration like campgrounds and other high density developments should have plans for efficient evacuations in times of emergencies.

Other Modes of Transportation

Airports

Air passenger services available to Washington residents include the facilities in Land O' Lakes, City of Eagle River, and City of Rhinelander.

The Eagle River Union Airport is located approximately 3 miles west of Washington. This facility provides charter services, and facilities for private and corporate air transportation. Commercial flights are available during the summer. There is also a heliport located at the airport that is used for emergency related flights.

The (King's) Land O' Lakes Municipal Airport is located approximately 12 miles northwest of Washington. This airport provides general aviation charter services and has no scheduled flights. Charter services are available to destinations throughout the Midwest. The airport is designed to accommodate virtually all small general aviation aircraft. Typically, these aircraft are used for business and charter flying, or for personal use. Total aviation operations (take-offs and landings) at King's Land O' Lakes Airport are projected to remain stable around 8,400 per year through 2020.

The Rhinelander/Oneida County Airport provides commercial air service. The Rhinelander/Oneida County Airport is a short haul air carrier airport. This airport serves scheduled, non-stop, airline markets and routes of less than 500 miles.

[ATV/UTV](#)

All-terrain and utility terrain vehicles are becoming increasingly popular. More and more communities are allowing these vehicles on local roadways. The Town Board has the authority to open its roads to these vehicles. A town can designate some or all of its roads. Signage is critical to informing the public which roads are open or closed. In considering this issue the town can examine cost, safety and other impacts to the town. Roads designated as an ATV/UTV route are signed where allowed per Town of Washington Code of Ordinance Chapter 2.

[Bicycling](#)

All roads except freeways are available for bicycle and pedestrian travel. The Bicycle Federation of Wisconsin along with WisDOT has determined what the bicycling conditions are on all county and state highways. Under current conditions State Highway 17 and a segment of State Highway 70 are identified as best conditions for bicycling. U.S. Highway 45 is identified as an undesirable road for bicycling due to high traffic volumes, while the segment of State Highway 70 west of Everett Road is identified as having high volumes of traffic as well. The 2018 North Central Wisconsin Regional Planning Commission Bicycle & Pedestrian Plan proposes an off-road bicycle trail that would follow State Highway 70 within the Town of Washington. Bike trails have become very popular in the area.

[Bus/Transit](#)

Northwoods Transit Connections (NTC) provides transportation opportunities to residents of Oneida and Vilas Counties. There are three different routes that serve the two counties, with the Eagle Eye Route running through the Town of Washington. Additionally, the other two routes make stops in Eagle River.

The Aging and Disability Resource Center (ADRC) of Vilas County provides a Volunteer Transportation Program for any citizen of Vilas County. Any older adult (60 and older) and/or handicapped people (any age) are eligible. Letters are sent out at the end of each month requesting a donation for the number of miles the passenger was transported. Donations are not required for further service. Reservations are needed one day in advance for this door-to-door service that is provided on weekdays and weekends upon request.

[Pedestrian](#)

All roads within the Town are available for pedestrian travel. Most Town roads have limited shoulder areas. A motor vehicle creates a dust hazard for pedestrians on gravel roads. These conditions hamper safe pedestrian travel opportunities.

[Rail](#)

There is no rail service in close proximity to Washington. Shipments via rail would have to be trucked from nearby cities with rail access.

[Snowmobile](#)

Snowmobiling has been organized in Vilas County for over 50 years. As a result, the system is well established and completely interconnected. There is very little new route planning, and the system is in

more of a “maintenance mode”; annually dealing with reroutes around landowner changes or issues that crop up. Additionally, Eagle River is known as the “*Snowmobile Capital of the World*” and hosts the World Championship Snowmobile Derby every January. There are over 623 miles of snowmobile trails throughout Vilas County.

Goal and Objectives

Goal 1: Provide and maintain a safe and reliable town transportation network.

Objectives:

1. Adopt town road standards for public and private roads in accordance with Wisconsin Information System for Local Roads (WISLR).
2. Consider access controls along all town roadways (i.e., driveway permits).
3. Develop and maintain a town road plan to address long-term needs for road upgrades and new roads.
4. Develop a set of road setback requirements or standards for the Town and delineate these setbacks.
5. Reserve adequate right-of-way for future road linkage.

Chapter Six

Economic Development

Background

The condition of the local economy directly influences local growth and development, and therefore must be considered when planning for a community's future. Employment patterns and economic trends generally occur on a regional scale. Residents of one community often work in another. Similarly, changes in a major industry can impact jobs and growth far beyond the community where the business is physically located.

It is therefore important to understand a local community's economy in light of its regional context. The following section provides an overview of the greater Eagle River area economy in terms of key economic sectors and the regional labor force. Included is a more specific description of employment trends and commuter patterns into and out from the Town of Washington. Potential economic development opportunities and/or issues regarding the local economy are also identified

Data in this chapter comes from a variety of sources, including Economic Modeling Specialists International (EMSI), which uses the Quarterly Census of Employment and Wages (QCEW) as its source data; directly from the QCEW; the ACS; and Longitudinal Employer-Household Dynamics (LEHD) through the U.S. Census Bureau's "On the Map" application.

Previous Plans & Studies

[Comprehensive Economic Development Strategy \(CEDS\), 2017](#)

Vilas County is one of ten counties included in the North Central Wisconsin Economic Development District as designated by the U.S. Department of Commerce, Economic Development Administration (EDA). The NCWRPC is the agency responsible for maintaining that designation. As part of the designation, the NCWRPC annually prepares a CEDS. This report summarizes and assesses economic development activities over the past year and presents new and modified strategies to promote growth.

[Regional Livability Plan \(RLP\), 2015](#)

Economic Development is one of four elements included in the RLP, adopted by the NCWRPC in 2015. The Economic Development Assessment Report within the RLP observes in detail the economic health of the ten-county region and identifies trends and issues facing the local economy. The RLP address three issues: the disparity between the available labor force and employment, the need for a living wage, and broadband access. The four economic development goals of this plan are as follows:

- *Ensure the future availability of a skilled and flexible workforce.*
- *Support and develop a diverse economic base ensuring economic growth and resiliency.*
- *Support infrastructure needed for economy development.*
- *Develop tourism and knowledge-based economy into leading economic sectors.*

[ALICE Study of Financial Hardship: Wisconsin](#)

This report, developed in part by Northwoods United Way based in Rhinelander, described the households in Vilas County that are above the federal poverty level but still struggle to afford basic household necessities. These households are considered to be “ALICE” (Asset-Limited, Income-Constrained, Employed) households. “ALICE” households are largely employed but do not earn enough in wages to meet the “household survival budget,” which does not allow for any savings. The report states that many “ALICE” households work in fields that provide vital services, such as retail, health care, child care, and security, but cannot make ends meet on the income from these jobs.

- The “ALICE” report shows that 29 percent of Town of Washington households are either below the federal poverty level or are considered to be “ALICE” Households, compared to 39 percent of Vilas County households that are either below the federal poverty level or considered to be “ALICE” households. This indicates that the average household in Washington is relatively more financially prosperous than the average Vilas County household at-large.

[Vilas County Comprehensive Plan, 2009](#)

The Vilas County Comprehensive Plan guides county decision-makers on a wide array of issues through 2030. Chapter Six of this plan discusses economic development in Vilas County. The Plan establishes the following goals relating to bolstering economic development in the County.

- Encourage a variety of economic development opportunities appropriate to the resources and character of Vilas County.
- Enhance career opportunities and living wage jobs in an economy that is compatible with our natural resources and reflects the needs of the entire community.
- Enhance and diversify the economy consistent with other Vilas County goals and objectives.

[Eagle River Area Economic Environment](#)

Historically, logging and fur-trading were the dominant trades of the Eagle River area. Eagle River’s growth and development began in the 1880’s with the introduction of the railroad to the area. The resort industry experienced a surge in growth in 1925 after the development of the automobile. Since then, the tourism industry has continued to be a key economic industry for the area.

To provide more specificity, the data presented covers the Eagle River zip code (54521), which incidentally covers the entirety of the Town of Washington.

[Key Economic Sectors](#)

Location Quotient

Key sectors of a regional economy can be identified by size, by growth or decline in employment, or by a concentration of the industry in a local area exceeding the national concentration. An industry that shows a higher concentration of employment than the national average is considered a “basic industry” and is identified by a technique called “location quotient” analysis. Basic industries are those sectors that export a product or service from the local community into the national and international economies. They are a critical part of the “economic engine” for a region, affecting the growth and health of many dependent sectors such as retail, transportation, construction, and local services.

If a location quotient is equal to 1.0, then the industry has the same share of its area employment as it does nationally. A location quotient exceeding 1.0 indicates an industry with a greater share of the local area

employment than the United States. Industries that have a high location quotient AND employ large numbers of people reflect both significant size and importance as businesses that export a product or serve and bring new wealth to the region.

Table 6.1 displays the location quotients and job numbers for all economic sectors in 2017. Compared to the nation, Eagle River had eight export industries: Agriculture, Forestry, Fishing & Hunting; Construction; Retail Trade; Accommodation & Food Services; Arts, Entertainment & Recreation; Government; Other Services; and Wholesale Trade. These industries had the highest concentration of employment compared to the nation. The Agriculture, Forestry, Fishing & Hunting Sector is at least twice as concentrated in and around Eagle River as it is nationally.

Meanwhile, government employment was the largest employing sector in the area. Retail Trade and Accommodation & Food Services were the second and third largest employers, respectively.

Table 6.1: Eagle River* Area Location Quotient and Job Numbers, 2017			
NAICS	Economic Sector	Location Quotient	Jobs
11	Agriculture, Forestry, Fishing & Hunting	2.24	123
22	Construction	1.76	440
44	Retail Trade	1.49	696
72	Accommodation & Food Services	1.46	573
71	Arts, Entertainment & Recreation	1.31	103
90	Government	1.27	880
81	Other Services (exc. Public Administration)	1.21	265
42	Wholesale Trade	1.09	186
51	Information	0.97	82
53	Real Estate & Rental & Leasing	0.91	70
48	Transportation & Warehousing	0.82	131
31	Manufacturing	0.72	260
62	Health Care & Social Assistance	0.64	367
52	Finance & Insurance	0.56	103
54	Professional, Scientific & Technical Services	0.50	148
56	Administrative & Support & Waste Management & Remediation Services	0.46	131
55	Management of Companies & Enterprises	0.25	16
	TOTAL		4,577

Source: EMSI 2018 Quarter 3

*Zip Code 54521

Tourism

Tourism is a major component in Vilas County’s economy, as thousands of visitors travel to the area to take advantage of the over 1,300 lakes, large public forest lands, and diversity of recreational resources. In 2017, Vilas County ranked 17th among the 72 counties in Wisconsin for total traveler expenditures. According to annual estimates prepared by the Wisconsin Department of Tourism, travelers to Vilas County spent \$219 million in

2017, up 3.1% from 2016. This level of expenditures is estimated to directly and indirectly support 1,961 full-time equivalent jobs and provide over \$42 million of resident income.

Accommodations such as motels, resorts, campgrounds and other lodging facilities generate an influx of visitors and business to Washington. According to licensing information from the Wisconsin Department of Health & Social Services, a total of 1,114 rooms are available in the Eagle River area, as well as an additional 341 sites in campgrounds. (Note: In the licensing information, the Eagle River Area includes the City of Eagle River, and the Towns of Lincoln, Washington, and part of Cloverland that use the 54521 zip code.)

Lodging facilities in Eagle River make up nearly 24% of all the accommodations available in Vilas County and about 11% of the available camp sites. In total, the Eagle River area features about 19% of the available lodging rooms and camp sites in Vilas County.

When these lodging facilities are full during the peak summer visitor season, an estimated 4,645 day and overnight visitors are utilizing services in the Eagle River area, about doubling the resident population.

Economic Base, Labor Force and Forecasts

Economic development is an organized process to expand the number and types of business, increase employment levels and opportunities, and increase the tax base. A part of the process to prepare for economic development is to identify local strengths and weaknesses and develop strategies to promote strengths and address weaknesses.

Residential Strengths and Weaknesses

The Town's strengths for attracting and retaining residential development are its lakes and forests. In addition, the town provides the basic services needed to support residential growth, such as emergency services and roadways. There are a variety of other amenities in the town as well.

The primary weaknesses for attracting or retaining residents are the lack of employment opportunities, a lack of starter houses for young families, and the general distance to more urban areas and their amenities.

Business Strengths and Weaknesses

The town has several tourism, service and retail businesses, but is lacking an industrial base.

The vast forests and lakes in the town and the surrounding area are strength for the wood industry, as well as recreational and construction businesses. Some weaknesses in attracting or retaining businesses include: lack of a business park, lack of rail access, distance to other industries and markets, and limited high speed Internet throughout the town.

Economic Base

Table 6.2 displays employment by industry sector for both the town and the county in 2000, 2010, and 2016. The top three industry sectors in 2016 for the town are: Education, Health, and Social Services; Retail Trade; and

Construction. At the county level, the three largest sectors were Arts, Entertainment, Recreation, Accommodation and Food Services; Education, Health, and Social Services; and Retail Trade.

In the Town of Washington, the top three sectors account for 44 percent of total employment in the Town. The top three sectors in Vilas County represent about 49 percent of total employment in the county.

Table 6.2: Employment by Industry Sector

Industry Sector	Town of Washington			Vilas County		
	2000	2010	2016	2000	2010	2016
Ag., Forestry, Fishing, Hunting & Mining	9	26	29	231	222	190
Construction	90	80	77	1,107	1,113	1,000
Manufacturing	43	36	40	643	512	411
Wholesale Trade	24	27	5	264	164	284
Retail Trade	98	73	103	1,457	1,517	1,297
Transportation, Warehousing & Utilities	36	31	37	324	357	434
Information	16	13	15	145	243	149
Finance, Insurance, Real Estate & Leasing	25	53	44	425	633	508
Professional, Scientific, Management, Administrative & Waste Management Services	41	55	73	489	600	716
Education, Health and Social Services	141	118	128	1,666	1,684	1,496
Arts, Entertainment, Recreation, Accommodation and Food Services	88	117	62	1,536	1,791	1,581
Public Administration	33	19	29	521	468	426
Other Services	30	47	51	460	460	486
Totals:	674	695	693	9,268	9,764	8,978

Source: U.S. Census, American Community Survey

Commuter data from 2016 indicates that 83 percent of town residents remained in Vilas County for work, and 23 percent of town residents remained in the Town of Washington for work. This information means that while many of the town’s employed residents leave the Town’s boundaries for work, many of these residents remain in Vilas County. About 13 percent of the Town’s residents travel to another county in Wisconsin for work, and over 3 percent of the Town’s residents travel to Michigan for work.

Labor Force

Labor force is a critical component of economic development. Labor force is defined as the number of persons, sixteen and over, employed or looking to be employed. In 2016, the total labor force in the Town was 725. The Town had a participation rate of about 58 percent, meaning that about 58 percent of Town residents over the age of sixteen are currently employed or are seeking employment. Of the 725 members of the Town’s labor force, 693 are employed, which represents about 96 percent of the Town’s labor force.

County wide, the labor force in 2016 was 9,725. Vilas County had a participation rate of about 53 percent. Of the 9,725 members of the Vilas County labor force, 8,978 are employed, which represents about 92 percent of the County’s labor force.

Overall, the Town has a higher labor force participation percentage than Vilas County, and also has a higher percentage of its labor force members employed.

Laborshed

A laborshed is an area or region from which an employment center draws its commuting workers. In 2015, only about 19 – or nine percent – of the 220 jobs throughout Washington were filled by Township residents. About 201 traveled to Washington during the average workday in 2015. In contrast, 584 Washington residents commuted to locations outside the Town for work during the same period, indicating that Washington's laborshed extends beyond its municipal boundaries.

In-migration

The majority of in-commuters live in close proximity to the Town of Washington. The largest percentage of workers commuting into the Town of Washington come from the Town of Lincoln with 33 workers (15%) commuting to Washington from Lincoln. Additionally, the Town of Phelps provided 22 workers, or about 11 percent of in-commuters while the City of Eagle River provided 18 workers, or nine percent of in-commuters.

Out-migration

Town of Washington residents commuting outside of the Town's boundaries travel across Wisconsin and across the Upper Peninsula of Michigan. About 584 Town residents are employed outside of the Town's boundaries. Like in-commuters, the majority of employed residents work in nearby communities. The largest percentage (21%) of workers leaving the Town travel to the City of Eagle River, followed by the Town of Lincoln where 8.4% of residents travel for work.

Forecasts

Employment forecasts are difficult to come by and not available at the town level. However, the Wisconsin Department of Workforce Development (WisDWD) prepares workforce projections by industry for its multi-county services regions. The current projections for the North Central Workforce Development cover Vilas County and include eight other counties. These projections show increases in all employment sectors except Other Services (1% decline).

The other sectors increase within a range from 0.3% (Manufacturing and Public Administration) to 21% (Information). Town residents commute to jobs throughout the nine county area included in the forecasts, which includes Forest, Langlade, Lincoln, and Oneida Counties.

Economic Development Programs

Various organizations at the Local, County, Regional, and State level offer a variety of programs to assist with commercial and industrial economic development. Many of these programs are listed below:

Local

Chamber of Commerce:

There are two Chamber of Commerce groups located in close proximity to the Town of Washington. *Phelps on the Lake* is a group based in neighboring Phelps, and was created to promote recreation/tourism and business within Phelps. The chamber holds an annual Independence Day celebration and also an annual musky tournament. *Eagle River Area Chamber of Commerce*, based in the neighboring City of Eagle River, helps

promote the area by conducting many events throughout the year, in addition to advertising and promoting the growing tourism industry in the area.

County

Vilas County Economic Development Corporation:

The Vilas County Economic Development Corporation (VCEDC) is a 501(c)3 not-for-profit, quasi-governmental organization that was established in 2008. The VCEDC helps public, business and nongovernmental sector partners work collectively to create better conditions for economic growth and employment generation within Vilas County. The overall goal is to “*Connect resources to the various sector partners of Vilas County to improve economic future of the county and the quality of life for all of its residents.*” The VCEDC’s mission is to “*Promote innovative leadership and regional infrastructure to: improve the economic well-being of businesses, communities and residents; promote creation and retention of viable businesses and quality jobs; and provide increased opportunities for education strengthening workforce development.*”

Regional

Grow North:

Grow North began in 2004 as a private/public 501(c) (6) organization. Grow North serves an eight-county region in northern and northeastern Wisconsin, and includes Vilas County. Grow North is dedicated to economic development throughout the region, and focuses on forestry and wood products, workforce development, and broadband expansion.

The Town is a member of the North Central Wisconsin Regional Planning Commission, as are all local governments in Vilas County based on county membership. Membership brings with it a variety of planning benefits and services. Among them are participation in the Economic Development District, including eligibility for a variety of grants administered by the U.S. Department of Commerce Economic Development Administration.

In addition, by way of membership in the NCWRPC, the county is a member of the North Central Wisconsin Development Corporation which manages a revolving loan fund designed to address a gap in private capital markets for long-term, fixed-rate, low down payment, low interest financing.

State

Wisconsin Economic Development Corporation (WEDC): WEDC is the state’s primary department for the delivery of integrated services to businesses. Their purpose is to 1) foster retention and creation of new jobs and investment opportunities in Wisconsin; 2) foster and promote economic business, export, and community development.

Wisconsin Small Cities Program: The Wisconsin Department of Administration provides federal Community Development Block Grant (CDBG) funds to eligible municipalities for approved housing and/or public facility improvements and for economic development projects. Economic Development grants provide loans to businesses for such things as: acquisition of real estate, buildings, or equipment; construction, expansion or remodeling; and working capital for inventory and direct labor.

Wisconsin Small Business Development Center (SBDC): The UW SBDC is partially funded by the Small Business Administration and provides a variety of programs and training seminars to assist in the creation of small business in Wisconsin.

Transportation Economic Assistance (TEA): This program, administered by the Wisconsin Department of Transportation, provides immediate assistance for the cost of transportation improvements necessary for major economic development projects.

Other State Programs: Technology Development grants and loans; Customized Labor Training grants and loans; and Major Economic Development Project grants and loans.

Federal

U.S. Dept. of Commerce - Economic Development Administration (EDA): EDA offers a public works grant program. These are administered through designated economic development district's and local governments for the benefit of the local economy and, indirectly, private enterprise.

U.S. Department of Agriculture - Rural Development (USDA - RD): The USDA Rural Development program is committed to helping improve the economy and quality of life. Financial programs include support for water and sewer systems, housing, health clinics, emergency service facilities, and electric and telephone service. USDA-RD promotes economic development by supporting loans to businesses through banks and community-managed lending pools. The program also offers technical assistance and information to help agricultural and other cooperatives get started and improve the effectiveness of their member services.

Small Business Administration (SBA): SBA provides business and industrial loan programs that will make or guarantee up to 90% of the principal and interest on loans to companies, individuals, or government entities for financing in rural areas. Wisconsin Business Development Finance Corporation acts as the agent for the SBA programs that provide financing for fixed asset loans and for working capital.

Goal and Objectives

Goal: Maintain, enhance and diversify the local economy consistent with other community goals and objectives.

Objectives:

1. Retain and provide new opportunities for local employment of town citizens.
2. Explore possibilities to increase and support commercial business, tourism related business, and light industrial growth within the planned commercial areas.
3. Support business and light industrial development which strengthens and diversifies the economic base; creates family wage jobs; develops and operates in a manner that protects the environment; and uses our natural resources efficiently.
4. Accommodate home-based businesses which do not significantly increase traffic, noise, odor or detract from the rural character of the surrounding area.
5. Work with and coordinate economic development activities with the local Chamber of Commerce and other applicable agencies and organizations (VCEDC).

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Chapter Seven

Land Use

Background

The Town of Washington covers an area of about 30,360 acres in Vilas County. To the north are the Towns of Conover and Phelps; to the east is the Town of Hiles in Forest County; to the south is the Town of Three Lakes in Oneida County; and to the west is the Town of Lincoln.

Previous Plans and Studies

[Regional Livability Plan, 2015](#)

Land use is one of the four elements included in the RLP, adopted by NCWRPC in 2015. The Land Use Assessment Report, a component of the plan, looks in detail at the land uses through the ten-count region and identifies issues and trends related to land use: housing density and farmland preservation. The two land use goals of the plan are as follows:

- *Preserve and protect the Region's landscape, environmental resources and sensitive lands while encouraging healthy communities.*
- *Manage and reduce vacant land and structures.*

[Vilas County Farmland Preservation Plan, 2013](#)

The purposes of this plan is to guide and manage growth and development of land use in a manner that will preserve the rural character, protect the agricultural base and natural resources, and contribute to the safety, health and prosperity of Vilas County's communities. The Farmland Preservation Plan identifies farmland preservation areas for towns throughout the County.

[Vilas County Comprehensive Plan, 2009](#)

The Vilas County Comprehensive Plan is a policy plan. The Plan describes existing and future land uses, and regulatory tools for land use. The overall goal of the Comprehensive Plan is to provide consistency between official mapping, zoning and subdivision ordinances, local plans, and other implementation tools.

[Neighboring Comprehensive Plans](#)

The Townships of Conover, Hiles, Lincoln, Phelps and Three Lakes' Comprehensive Plans are also policy plans that serve comparable purposes to this plan. These plans describe existing and future land uses throughout the next 20 years after the plan's adoption. Most Vilas County townships, including Washington, follow county zoning. The statuses of these municipalities' comprehensive plans are as follows:

- ***Town of Conover.*** *Adopted in 2010, prepared by the Town of Conover Plan Commission with assistance from NCWRPC.*

- **Town of Hiles:** Adopted in 2010; Subsequently amended in 2017 and prepared by NCWRPC.
- **Town of Lincoln:** Adopted in 2002 and prepared by Foth & Van Dyke.
- **Town of Phelps:** Adopted in 2010, prepared by the Town of Phelps Plan Commission with assistance from NCWRPC.
- **Town of Three Lakes:** Adopted in 2009, and prepared by OMNNI Associates Inc.

Existing Land Use, 2015

Knowledge of the existing land use patterns within a town is necessary to develop a desired “future” land use pattern. The Existing Land Use Map was developed using air photos from a countywide flight in 2015, with updates by the locals. Ten basic categories were used to classify the various existing land uses. These are: Agriculture, Commercial, Governmental / Institutional, Industrial, Open Lands, Outdoor Recreation, Residential, Transportation, Woodlands, and Water.

Existing Land Use Categories Defined:

Agriculture – Lands use for agricultural purposes. Includes ground tillage or crop rows, pastures, and agricultural storage areas or buildings

Commercial – Lands used for the provision of goods or services.

Governmental / Institutional – Land used primary for religious, governmental, educational, and health care facilities. Examples include: schools, cemeteries, hospitals, town halls, and museums.

Industrial – Lands containing manufacturing and mining operations.

Open Lands – Generally undeveloped open lands that have few trees. Could be wetlands or barren areas or lands that are no longer being used for agriculture.

Outdoor Recreation – Land use for park and recreational and sport assembly. These area are recreation areas with improvements such as playground equipment, baseball and soccer fields.

Residential – Land used for residential purposes. Single-Family detached, seasonal/vacation homes, manufactured homes, multi-family, condos and farmsteads are included in these areas.

Transportation – Lands used for roadways, rail, and airports.

Woodlands – Land with deciduous and evergreen trees covering most of the area. These land may or may not be in managed forest programs or being used as a commercial forest. These areas are just general woodland areas.

Water – Land covered in water. Lakes, ponds, and streams.

Existing Land Use Map

The intent of an existing land use map is to provide a general snap shot as to the existing uses of land within the Town for planning purposes. The map shows only the dominant or primary use. Obviously, many parcels would have a house (residential), but also could have a business use (commercial) or farming (agricultural) uses. See the [Existing Land Use Map](#).

Table 7.1 presents the current breakdown of land-use types within the Town. The majority of the Town is woodlands with over 21,300 acres or 70.5% and water covers about 13.3% of the Town. The next most significant land use type is residential with over 2,900 acres or about 9.6% of the Town.

Table 7.1: Existing Land Use, 2015		
Land Use Classification	Acres	Percent
Agriculture	1,080	3.6%
Commercial	227	0.7%
Governmental	13	0.0%
Industrial	57	0.2%
Open Lands	154	0.5%
Outdoor Recreation	210	0.7%
Residential	2,906	9.6%
Transportation	276	0.9%
Utility	1	0.0%
Water	4,046	13.3%
Woodlands	21,390	70.5%
Total	30,360	100.0%

Source: NCWRPC GIS

Large blocks of federal forest cover much of the eastern portion of the Town with residential development concentrated mainly along some of the lakeshores and primary roadways. Commercial development is concentrated along some lakeshores and along the highways that run through the Town.

The residential development in the Town consists primarily of single-family residences. Single-family residential development has taken place primarily adjacent to the shoreline along the many Town lakes such as Anvil Lake, Bass Lake, Carpenter Lake, Cranberry Lake, Scattering Rice Lake, Tambling Lake, and Voyageur Lake. Inland residential uses are generally located in the western and central portions of the Town on relatively large wooded lots. About 56 percent of the residential housing units are seasonal.

Commercial development includes resorts, highway, and community commercial. Highway commercial activities are located along STH 70, STH 17, and USH 45. Some of the commercial developments are renovated single-family structures.

Public Lands

Approximately 31 percent of the total area of the Town of Washington is included in the Chequamegon-Nicolet National Forest, comprising 9,329 acres. The Chequamegon-Nicolet National Forest covers

approximately 661,377 acres in Vilas, Florence, Forest, Langlade, Oconto, and Oneida Counties in Wisconsin. Farming was not viable at that time and most farms were abandoned. Therefore, the forest was established in 1933 by presidential proclamation to reestablish the area's original tree-covered vegetation. Today, public access is allowed within the forest for enjoyment of its abundant natural resources, and beauty.

The U.S.D.A Forest Service requires that Land & Resource Management Plans be prepared for all National Forest. These "forest plans" represent an integrated, ecological approach to managing the forests' natural resources and guide all natural resource management decisions. The plans provide direction for multiple-use management and the sustained yield of goods and services in an environmentally sensitive manner, termed "Ecosystem Management". These documents are dynamic, therefore they can and often are amended. Major topics that will be addressed in the revised plan include access and recreational opportunities, biological diversity, special land allocation, and timber production. Another item of particular interest is access and recreational opportunities.

The Town of Washington contains parts of the Chequamegon-Nicolet National Forest, which covers a large portion of adjacent Forest County. The Chequamegon-Nicolet National Forest comprises 9,329 acres, or 31 percent of the land within the Town of Washington, all in the eastern third of the Town.

The Town of Washington also owns and manages 1,225 acres of Town Forest, which is utilized for timber production to reduce taxes. It is recommended that the Town develop a Forest Management Plan for parcels of forest under Town ownership. The Forest Management Plan would be used to set objectives for the Town Forest and to determine a series of activities that will take place in order to meet those objectives. [See Large Public Ownership Map.](#)

[Land Supply and Demand](#)

As shown by the existing land use inventory, the majority of the Town is "undeveloped" woodlands, so the supply of land "available" for development appears to be adequate. Nevertheless, even under a rapid growth scenario, the supply of land in the Town of Washington is more than sufficient to accommodate projected demand over the next 20 years for all use categories.

[Land Values](#)

Table 7.2 displays the assessed land values in the Town of Washington. It is important to note that lands enrolled in the Managed Forest Law and Forest Crop Law programs and other exempt lands (such as the Chequamegon-Nicolet National Forest) are not included in values for Table 7.2. In 2017, the assessed value of land (not including improvements) was \$260,113,100. Overall, land value per acre in the Town is valued at about \$21,093 per acre. Properties classified as "Residential" have the highest value per acre, followed by "Commercial" and "Forest" properties.

Table 7.2: Assessed Land Value (per acre), 2017

Land Classification	Total Value of Land	Total Value per Acre
Residential	\$241,004,400	\$59,744
Commercial	\$5,723,000	\$38,392
Manufacturing	\$0	\$0
Agriculture	\$159,900	\$153
Undeveloped	\$611,000	\$404
Forest	\$11,852,200	\$2,329
Agricultural Forest	\$762,600	\$1,510
Other	\$0	\$0
Total	\$260,113,100	\$21,093

Source: Wisconsin Department of Revenue, NCWRPC

Opportunities for Redevelopment

There are three properties in the Town that had environmental contamination on them. All three sites have been remediated to DNR standards, and are available for use. See the *Environmentally Remediated Areas* section in the [Natural, Agricultural, and Cultural Resources Chapter](#) for more information.

Existing and Potential Land Use Conflicts

Any plan should seek to avoid or minimize potential future land use conflicts through controlled development, planned-use buffers, and public information and education components. In order to attain that outcome, it is important to identify the existing or potential conflicts between land uses in the Town.

There may be some degree of undesirability between many land use combinations, such as a residential development in close proximity to a particular industrial or commercial development that might conflict with sight, sound, odor, or other undesirable characteristics. Another example could be an auto salvage yard in proximity to a recreational or natural area, or a home business/occupational, commercial-type use in a single family area that has outgrown its roots.

In the other direction, an example of compatible land use could be residential development in association with wooded recreational lands or vacant open space areas. Obviously, with the constraints of existing development and limiting factors on future growth, the most desirable situations are not always possible. What should be strived for is an awareness of incompatible land uses and an effort to alleviate or avoid them where possible.

In terms of the Town of Washington, land use in the Town is generally desirable. Working with the business owners to modify the structures when and if remodeling or building takes place will be a benefit to the business as well as the entire community.

Home-based businesses are becoming more popular as the workforce is disseminated from the office environment and more people with entrepreneurial spirit are testing the waters of self-employment from

their homes. Professional disciplines can be networked to the home office with internet services and overnight mail. This technology is changing the way people work and do business. A growing home-based business could potentially outgrow its roots and be disruptive to surrounding communities.

Future Land Use

The **Future Land Use Map** represents the long-term land use recommendations for all lands in the Town. Although the map is advisory and does not have the authority of zoning, it is intended to reflect community desires and serve as a guide for local officials to coordinate and manage future development of the Town. Before the future land use map is developed a land use classification is established. These become the foundation of the map.

Land Use Map Classifications

Land use classifications are groups of land uses that are compatible, and that separate conflicting uses. The classifications are not zoning districts and do not have the authority of zoning, but are intended for use as a guide when making land use and zoning decisions. A general description of each classification follows:

- 1. Residential**

Identifies areas recommended for residential development typically consisting of smaller lot sizes. These areas may include residential areas that are used for vacation rentals as specified in state law.

- 2. Rural Residential**

Identifies areas that are recommended for less dense residential development, consisting of larger minimum lot sizes than the residential category. These areas will also allow a mixture of residential uses, and provide a good transition from more dense development to the rural countryside. These areas may include residential areas that are used for vacation rentals as specified in state law.

- 3. Commercial**

Identifies areas recommended for commercial development, as well as existing commercial establishments located throughout the Town.

- 4. Industrial**

Identifies areas recommended for industrial development, as well as existing industrial areas located throughout the Town.

5. Governmental/Public/Institutional

Identifies existing or planned government/public/institutional facilities within the Town. Examples would include , churches, cemeteries, town hall, schools, and other governmental / institutional type uses.

6. Agricultural Areas

Identifies areas to be preserved for the purpose of general crop farming or the raising of livestock.

7. Forestry Areas

Identifies areas of large woodlands within the Town. Much of this is in public ownership or managed forest lands.

8. Transportation Corridors

Identifies the existing road network along with the recommendations for improved and safe traffic movement in the Town, including airports and rail facilities.

9. Outdoor Recreation

Land that is or could become parks or trails. Ball fields, outdoor amphitheaters, and waysides are all included in this designation.

10. Mixed-Use

Contains lands with a variety of uses. These areas are a mix of residential and commercial types of developments.

[Future Land Use Map](#)

The Future Land Use Plan Map represents the desired arrangement of preferred land uses for the future. See the [Future Land Use Map](#). The Future Land Use Map is not a zoning map. The Future Land Use Map is general in nature and was developed as a general guide for future development in the county. Although general, the future land use plan map indicated appropriate future land uses, and as a result shows where rezoning may occur. In many areas the existing zoning districts already reflect the desired future land uses; while in other areas, zoning map or text changes may be required to meet some of the desired future land uses.

The identification of desired future land use types through the map does not imply that an area is immediately appropriate for rezoning. Given service demands and a desire for controlled growth, careful

consideration to the timing of zoning decisions is essential. In some places, it may be desirable to rezone land to reflect the planned land use designations as soon as possible. In other cases, it may be appropriate to wait to rezone the area until an actual development proposal is brought forward.

One of the goals of this land use plan is to balance individual private property rights with the Town's need to protect property values community-wide, minimize the conflicts between land uses and keep the cost of local government as low as possible. An essential characteristic of any planning program is that it be ongoing and flexible. Periodic updates to the plan are needed to maintain that it is reflective of current trends.

Land Use Programs and Tools

The principle land use program in Wisconsin is the comprehensive planning program. The primary land use tools are zoning, subdivision ordinance, and official mapping.

Zoning

The Town of Washington is currently under Vilas County zoning. Zoning is the major tool used to regulate land uses and implement a comprehensive plan. The zoning ordinance regulates the use of property to advance the public health, safety, and welfare. It has been used throughout the United States and in Wisconsin since the 1920's.

A zoning ordinance creates different use zones or districts within a community. Each district has a list of permitted uses, which are uses that are desirable in a district. Each district may also contain a list of special uses, sometimes called special exceptions or conditional uses, which are allowed under certain circumstances, and require review by a local body to be allowed.

Zoning regulations are adopted by local ordinance and consist of two basic things, a map and related text. The zoning map displays where the zoning district boundaries are, and the text describes what can be done in each type of district. The Future Land Use Map and Zoning Map are the same and could be changed in the future based on public input.

Zoning should be derived from, and be consistent with, the policy recommendations adopted in the comprehensive plan. The desired land uses should "drive" the development of specific zoning ordinance provisions including district descriptions, permitted uses, conditional uses and the zoning map. This consistency has been important in upholding legal challenges in the Courts. Therefore, following the planning process it is critical that the zoning ordinance be updated to incorporate the findings of the plan.

The adoption of the comprehensive plan will inform the county on the Towns' goals and objectives. It will also explain the rationale behind these plan recommendations. These efforts should put the Town in a strong position to work with the county on implementing zoning controls that are consistent with the Town plan.

Shoreland Zoning

All counties are mandated by Wisconsin law to adopt and administer a zoning ordinance that regulates land-use in shoreland/wetland and floodplain areas for the entire area of the county outside of villages and cities. This ordinance supersedes any town ordinance, unless the town ordinance is more restrictive. The shoreland/wetland and floodplain area covered under this zoning is the area that lies within 1,000 feet of a lake and within 300 feet of a navigable stream or to the landward side of a floodplain, whichever distance is greater.

Right-of-Way Setbacks

Right-of-Way (ROW) setbacks within the Town of Washington are under Vilas County Zoning. Vilas County Zoning defines the ROW as “A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main. The usage of the term “right-of-way” for zoning purposes shall mean every right-of-way hereafter established and shown on a plat or certified survey map which is separate and distinct from the lots or parcels adjoining such right-of-way and not including within the dimensions or areas of such lots or parcels”.

Land Division

Subdivision regulation relates to the way in which land is divided and made ready for development. A community can control the subdivision of land by requiring a developer to meet certain conditions in exchange for the privilege of recording a plat. While imposing conditions restricts the use of private property, the cumulative effect of land subdivision on the health, safety, and welfare of a community is so great as to justify public control of the process.

Of all the land use control devices available, subdivision regulation has probably the greatest potential. When compared with zoning, a well-administered subdivision control is more useful in achieving planning goals and its influence is far more lasting. Once land is divided into lots and streets are laid out, development patterns are set. Subdivision regulations can ensure that those development patterns are consistent with community standards. Subdivision regulations can also ensure the adequacy of existing and planned public facilities such as schools, wastewater treatment systems, water supply, to handle new growth. Finally subdivision regulation can help ensure the creation and preservation of adequate land records.

There is some overlap between zoning and subdivision codes in terms of standards. Both ordinances, for example, can set lot sizes. Both can deal with the suitability of land for development. Implementing important plan techniques such as rural cluster development often requires use of the zoning ordinance and the subdivision ordinance.

A town land division code can provide the town the means to review and regulate new divisions of land to ensure consistency with the vision, goals, objectives, land protection criteria, and other recommendations of an adopted plan. The ordinance would require administration and enforcement by the town. Therefore, local control of divisions of land would require town funding. It also adds a layer of government involved in regulating proposals for land divisions.

The alternative to a town land division code is to approach the county to amend the county land division code to ensure that new divisions of land are consistent with the town plan. Other town's may be in support of similar modifications and could provide political support for the changes. However, changes would affect the entire county and may not be politically supported by the county. In addition, any amendments may not be totally satisfactory to the town, since the county must balance its' own abilities to administer the code and also the needs of other local governments.

Official Mapping

Official maps are not used frequently because few communities plan anything but major thoroughfares and parks in detail in advance of the imminent development of a neighborhood.

Lake Organizations

Several lake organizations exist for different lakes within the Town of Washington. These organizations aim to improve, protect and preserve their representative precious water resources by promoting proper lakefront management practices, conducting weed harvesting, and obtaining funds to complete lake studies/lake management plans, among partaking in other related activities.

- Eagle River Chain of Lakes Association
- Deerskin Lake Association
- Tambling Lake Association
- Friends of Lower Nine Mile Lake Association
- Carpenter Lake Association
- Anvil Lake Association
- Friends of Finger Lake

Goals and Objectives

Goal 1: Provide for a well-balanced mix of residential, business, recreational and forestry uses to serve the future needs of the community and to maintain the town as a desirable place to live and work.

Objectives:

1. Complete a mapping inventory of land use, zoning, resource protection (ownership), and water features to evaluate the conditions, features, and uses that occupy land.
2. Designate and maintain suitable lands for future residential, light commercial, industrial, forestry, and recreational uses in accordance with public input.
3. Plan commercial development within the vicinity of USH 45 from the Chain of Lakes Road to Lake of the Hills, and along STH 17 to clearly define a Town of Washington business district.
4. Designate commercial and industrial lands based on sound planning techniques in order to avoid incompatible land uses and arbitrary reaction to individual requests.
5. Ensure development patterns provide for a diversity of lot sizes to support various rural lifestyles.
6. Provide minimum standards for land divisions.
7. Address nuisances and aesthetic standards as identified by the town.
8. Provide minimum standards for home-based businesses in accordance with the community planning survey.
9. Provide standards for mobile/manufactured housing.
10. Guide future development within or adjacent to existing compatible development and to areas with existing community services.
11. Examine multi-family development throughout the town.

Goal 2: Preserve and enhance the Town of Washington's rural character and related quality of life.

Objectives:

1. Manage town growth to ensure that the primary use of land in the town relates to opinions derived from the 1999 Town of Washington Community Planning Survey and public input.

2. Promote new commercial and light industrial development which are consistent with our existing small-town character. Consider items such as architecture, landscaping, exterior building materials, color, signage, and lighting.
3. Promote signage which is consistent with the town's small town character.
4. Control nuisances such as junk vehicles, white goods, and illegal dumping.
5. Manage growth to ensure that it fits within the character of the town as well as the specific location in which the development is proposed.
6. Encourage natural buffers where they exist, and encourage native tree planting or tree replacement in areas without natural buffers to minimize the potential of land use conflicts and promote rural atmosphere.

Chapter Eight

Intergovernmental Cooperation

Background

The issue of intergovernmental cooperation is increasingly important; since many issues cross over political boundaries, such as watersheds, labor force, commuter patterns, and housing. Communities are not independent of each other, but rather dependent on each other. The effects from growth and change on one spill over to all surrounding communities and impact the region as a whole.

Overview

Wisconsin Statute §66.30, entitled “Intergovernmental Cooperation”, does enable local governments to jointly do together whatever one can do alone. Unfortunately, there is little public policy in Wisconsin law that encourages, let alone requires, horizontal governmental relationships such as town to town and municipality to county or town. The result is that towns, municipalities, and counties act more as adversaries than as partners.

State-wide, Wisconsin has more than 2,500 units of government and special purpose districts. Having so many governmental units allows for local representation, but also adds more players to the decision making process. In general terms, intergovernmental cooperation is any arrangement by which officials of two or more jurisdictions coordinate plans, policies, and programs to address and resolve issues of mutual interest. It can be as simple as communication and information sharing, or it can involve entering into formal intergovernmental agreements and sharing resources such as equipment, buildings, staff, and revenue.

As jurisdictions communicate and collaborate on issues of mutual interest, they become more aware of one another’s needs and priorities. They can better anticipate problems and work to avoid them. Intergovernmental cooperation makes sense for many reasons including trust, cost savings, consistency, and ability to address regional issues. Cooperation can lead to positive experiences and results that build trust between jurisdictions. It can save money by increasing efficiency and avoiding unnecessary duplication. It can lead to consistency of goals, objectives, plans, policies, and actions of neighboring communities. Finally, by communicating and coordinating their actions and working with regional and state jurisdictions, local communities are able to address and resolve issues that are regional in nature.

The major beneficiary of intergovernmental cooperation is the local resident. They may not understand, or even care about, the details of a particular intergovernmental issue, but residents can appreciate their benefits, such as cost savings, provision of needed services, a healthy environment, and a strong economy.

A variety of factors, some long-standing and others more recent, have brought the issue of intergovernmental cooperation to the forefront. Some of these factors include:

- Local government’s financial situation;
- Opportunity to reduce costs by working together;

- Elimination of duplication of services;
- Population settlement patterns and population mobility; and
- Economic and environmental interdependence.

In addition, as more jurisdictions create and implement comprehensive plans and share them with surrounding communities, new opportunities for intergovernmental cooperation will be identified.

Intergovernmental Relationships

School Districts

The Town of Washington is in the Northern Pines School District, but the Wisconsin Open Enrollment program allows children to attend other nearby school districts, provided that the district has the necessary space to accept the student. The elementary schools that serve students in Washington are located in Eagle River and Saint Germain, and the Northland Pines High School is located in Eagle River. In addition to public schools there are several private K-8 schools in the Washington area.

The Nicolet Technical College district includes the Town of Washington, and has its Lakeland Campus located in the Town of Minocqua as well as its main campus in Rhinelander.

The main form of interaction with both school and college districts are through payment of property taxes, which help to fund both districts' operations. The Town has little participation in issues pertaining to administration or siting of new facilities. All school and college board meetings are open to the public.

Adjoining Units of Government

The Town of Washington is bordered by the Towns of Conover and Phelps to the north, the Town of Hiles (Forest County) to the east, the Town of Three Lakes (Oneida County) to the south, and the Town of Lincoln to the west. The City of Eagle River is in close proximity to the Town and serves the business and social needs of the Town.

The Eagle River Area Fire Department provides fire protection through a joint service agreement. The Ascension Eagle River Hospital Ambulance Service provides ambulance and first responder service throughout the Town.

The Eagle River Area Fire Department is operated by a joint municipal fire commission which is comprised of the City of Eagle River and the Towns of Washington, Cloverland and Lincoln. There is one representative from each municipality and one representative from the fire department who serves as the chairperson. The Town pays a proportionate fair share based upon the equalized assessed value of the Town.

The Eagle River Union Airport serves the Town of Washington as well as the surrounding Chain O' Lakes area. This airport is co-managed by the City of Eagle River and the Towns of Lincoln and Washington.

The City of Eagle River's current Comprehensive Plan planning area goes into the Town of Washington. The town should meet with the city and work through any land use conflicts that may happen with future annexations.

Vilas County

Vilas County directly and indirectly provides a number of services to the Town and the Town enjoys a good working relationship with many of the responsible departments. These departments include Finance, Highway, Sheriff, Forestry, Land Records, and Zoning.

County Finance collects local property tax for the Town. The Town contracts with the County Highway Department to plow and mow local roads within the Town. The County Sheriff provides protective services through periodic patrols and on-call 911 responses. The Sheriff also manages the 911-dispatch center, not only for police protection, but also for ambulance/EMS response and dispatching the local Fire Departments. The Forestry and Outdoor Recreation Department maintains a county-wide park system and county forest system for the use and enjoyment of all residents including the Town of Washington.

The County Zoning Department administers zoning in the Town, as well as providing land records and land conservation services including joint monitoring of surrounding lakes. The Town is under county zoning.

The Town is also part of the Landfill Venture Group, which is an intergovernmental compact of numerous towns to deal with solid waste disposal and recycling issues. Currently the group operates the county landfill located on County Highway G. Currently there are fourteen towns involved in this effort. The Town of Washington has a recycling center.

In many cases where state and federal agencies require area-wide planning for various programs or regulations, the County sponsors a county-wide planning effort to complete these plans and include each individual local unit in the process and resulting final plan. Examples of this include the County Outdoor Recreation plan which maintains the eligibility for Wisconsin Department of Natural Resources administered park and recreation development funding of each local unit that adopts it, and All Hazard Mitigation Plans which are required by the Federal Emergency Management Agency in order for individual local units of government to qualify for certain types of disaster assistance funding.

North Central Wisconsin Regional Planning Commission

The North Central Wisconsin Regional Planning Commission (NCWRPC) was formed under §60.0309 Wis. Stats. as a voluntary association of governments within a ten county area. Vilas County is a member of the NCWRPC, which qualifies the Town of Washington for low cost local planning assistance. Typical functions of the NCWRPC include (but are not limited to) land use, transportation, economic development, intergovernmental and geographic information systems (GIS) planning and services.

State and Federal Government

The Wisconsin departments of Natural Resources and Transportation are the primary agencies the Town might deal with regarding development activities. Many of the goals and objectives of this plan will require continued cooperation and coordination with these agencies.

The Wisconsin Department of Natural Resources takes a lead role in wildlife protection and sustainable management of woodlands, wetland, and other wildlife habitat areas, while Wisconsin Department of Transportation is responsible for the planning and development of state highways, railways, airports, and other transportation systems. State agencies make a number of grant and aid programs available to local units of government like the Town of Washington. Examples include local road aids, the Local Roads Improvement Plan (LRIP) and the Priority Watershed Program. There are also a number of mandates passed down from the state that the Town must comply with, such as the biannual pavement rating submission for the Wisconsin Information System for Local Roads (WISLR).

Most federal programs are administered by the states, so the Town would be dealing with the responsible state agency with regard to federal programs and regulations.

Existing or Potential Intergovernmental Conflicts

No existing or potential intergovernmental conflicts were identified in the Town of Washington.

The process for resolving any conflicts will in part be a continuation of past practices as new mechanisms evolve. The Town will continue to meet with surrounding towns when significant issues of mutual concern arise.

Programs

66.0301-Intergovernmental Cooperation: Wisconsin Statute §66.0301 permits local agreements between the state, cities, villages, towns, counties, regional planning commissions, and certain special districts, including school districts, public library systems, public inland lake protection and rehabilitation districts, sanitary districts, farm drainage districts, metropolitan sewerage districts, and sewer utility districts, Indian tribes or bands, and others.

Intergovernmental agreements prepared in accordance with §66.0301, formerly §66.30, are the most common forms of agreement and have been used by communities for years, often in the context of sharing public services such as police, fire, or rescue. This type of agreement can also be used to provide for revenue sharing, determine future land use within a subject area, and to set temporary municipal boundaries. However, the statute does not require planning as a component of any agreement and boundary changes have to be accomplished through the normal annexation process.

Municipal Revenue Sharing: Wisconsin Statute, 66.0305, Municipal Revenue Sharing, gives authority to cities, villages, and towns to enter into agreements to share revenue from taxes and special charges with each other. The agreements may also address other matters, including agreements regarding services to be provided or the location of municipal boundaries.

Boundaries of the shared revenue area must be specified in the agreement and the term of the agreement must be for at least ten years. The formula or other means for sharing revenue, the date of payment of revenues, and the means by which the agreement may be invalidated after the minimum 10 year period.

Goals and Objectives

Goal 1: Strengthen local control of land use decisions.

Supporting Objectives:

1. Utilize the *Town of Washington Year 2020 Land Use Plan* as a tool to guide and support town actions.
2. Establish a formal review process for amendment of the *Town of Washington Year 2020 Land Use Plan*.
3. Establish and implement town policies related to goals and objectives.
4. Monitor and report on the effectiveness and implementation of the *Town of Washington Year 2020 Land Use Plan* and amend/revise where appropriate.
5. Assess the feasibility to enact town-level codes and ordinances within cost, personnel, and administrative constraints.

Goal 2: Seek and establish mutually beneficial intergovernmental relations with other units of government.

Objectives:

1. Coordinate and communicate land use planning activities with neighboring towns, City of Eagle River, Vilas County, and any applicable state and federal agencies to realize individual and shared visions, goals and objectives; to address regional issues that cross political boundaries and jurisdictions; to ensure efficient use of town resources; and to provide for increased certainty between all levels of government, developers and landowners.
2. Work with Vilas County to pursue implementation of the *Town of Washington Year 2020 Land Use Plan*.
3. Coordinate the town planning efforts with Vilas County throughout the planning process.
4. Coordinate land and water conservation with appropriate resource agencies and private conservation organizations to take advantage of both technical and financial assistance, to promote consistency in preservation and stewardship efforts, to facilitate information exchanges, and to avoid duplication of efforts.

Goal 3: Increase community awareness, support, and involvement in growth management and land and water conservation efforts.

Objectives:

1. Create opportunities for citizen participation throughout all stages of plan development and implementation.
2. Promote public access and understanding of available land use, planning, zoning and environmental information.

3. Support community organizations such as lake associations or service groups that dedicate time and resources to conservation efforts.

Goal 4: Maintain high quality town services and equitable administration.

Objectives:

1. Ensure that existing and future land use regulations are fair and equitable.
2. Balance community improvements with available funding sources to ensure equitable taxation.
3. Provide clear guidance to landowners and citizens as to the appropriate land uses and standards for development.
4. Provide a point of contact to guide developers and individuals through all local regulations and approval processes.
5. Encourage notification of landowners when changes are proposed to land use plans and regulations.
6. Continue to improve the high quality of existing town services.
7. New development and redevelopment should provide for and/or contribute its proportionate fair share of expenses associated with impacts to public services and utilities.
8. Maintain a pro-active planning process in the town.
9. Develop a “Town Procedures Manual” which outlines the application, review, license, and public notification process of development activity in the town.
10. Monitor and evaluate shared service agreements in accordance with increased demand.

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Chapter Nine

Implementation

Background

A primary reason for a community to prepare a comprehensive plan is to establish a framework for the future, especially as it relates to decisions regarding growth and regulation of development to protect and maintain the health, safety and welfare of the community. A plan also helps to set priorities for public expenditures. To be effective, this plan should be actively used as a tool to guide decisions concerning:

- The implementation and enforcement of regulatory ordinances based on the goals and objectives identified in this plan.
- The development of programs and support systems that further the goals and objectives set forth in this plan.
- The location of specific land uses as identified in the comprehensive plan, and based on goals and objectives.
- The establishment and support of a continued planning process providing for periodic review and updates to this plan and other land use control measures.

Implementation Tools

Having the appropriate tools to implement the recommendations in this comprehensive plan is critical. The most common implementation tools are the Town official controls or regulatory codes. Zoning ordinance and subdivision (or land division) regulations are used to protect existing development and guide future growth and development as identified in this comprehensive plan. There are also non-regulatory approaches to implementing the comprehensive plan; these generally involve decisions about how the community will spend its limited funding resources on capital improvements, staffing and maintenance. These decisions will affect the development demand and the location of development in the Town.

The State planning law requires certain programs and/or actions that affect land use must be consistent with the locally adopted comprehensive plan. To meet this requirement, Washington should evaluate and update related regulations and ordinances after the adoption of the comprehensive plan update.

Zoning Ordinance and Map

The Town of Washington adopted Vilas County general zoning. Zoning is used to manage and control how land is used and developed. Zoning ordinances typically establish detailed regulations concerning how land may be developed, including setbacks, the density or intensity of development, and the height and bulk of building and other structures. The general purpose of zoning is to minimize undesirable

externalities from development by segregating and/or buffering incompatible uses and by maintaining standards that ensure development will not negatively impact the community's character or environment. The zoning ordinance also controls the scale and form of development, which heavily influences how people will interact with their environment and their neighbors.

The establishment of zoning districts and the zoning map indicates where specific types of development can and should be located. Zoning districts shown on the zoning map should be coordinated with the land use plan and map. While the zoning map and land use map do not need to directly match at the time the land use map is adopted, the intent is that the land use map will serve as a guide indicating how the property should eventually be zoned. Therefore, indiscriminate zoning changes may result in weakening of the comprehensive plan. In fact, changes to zoning district boundaries should only be made if they are consistent with the adopted land use map and the goals of the comprehensive plan.

However, there may be situations where changing the zoning district boundary makes sense and is in the best interest of the community. If changing the zoning would result in a conflict with the future land use map, the land use map should also be changed. However, the future land use map should only be changed if it does not accurately reflect the community's desired land use pattern. Achieving consistency between zoning and land use designation is also discussed in the Land Use Chapter.

Subdivision (Land Division) Ordinance

The Town of Washington adopted the County subdivision ordinance. Subdivision regulations are an important tool ensuring the orderly development of unplatted and/or undeveloped land. These regulations may regulate lot sizes, road access, street design, public utilities, storm water drainage, parks and open space, and other improvements necessary to ensure that new development will be a public asset.

Capital Improvement Plan (CIP)

This is an ongoing financial planning program that allows local communities to plan ahead for capital expenditures and minimize unplanned expenses. A capital improvement plan consists of a list of proposed projects according to a schedule of priorities over a four-to-six year period. It identifies needed public improvements, estimates their costs, and identifies financing methods and sources. Public improvements or expenditures typically considered in a CIP include:

- Public buildings (i.e., fire and police stations)
- Park and trail acquisition and development
- Roads and highways (maintenance and new construction/paving)
- Fire and police protection equipment

A CIP is simply a method of planning for and scheduling expenditures for public improvements over a period of several years in order to maximize the use of limited public funds. Each year the CIP should be reviewed and extended one year to compensate for the previous year that was completed. This keeps the improvement program current and allows for modifications to meet the community's changing needs.

The preparation of a CIP is normally a joint responsibility between the town board, plan commission, staff, and citizen commissions. The preparation of a capital improvement program may vary from community to community depending on local preferences, the local form of government and available staff. The proposed capital improvement plan should be reviewed in light of the priorities outlined in the comprehensive plan.

Annual Operating Budget

The Town prepares a budget each year and it is one of the most important policy documents prepared. It is a statement of the prioritization and allocation of financial resources to achieve certain objectives over a specific time period. The budget is based on the needs of Town residents and priorities set by the Town Board. The budget and the services provided by that budget are instrumental in achieving the goals and objectives of the plan.

Brownfield Redevelopment

Pursuing funding from state agencies for redevelopment of contaminated sites can reduce the uncertainty that otherwise prevents contaminated properties from being redeveloped. Action by the Town to evaluate contaminants or begin remediating the property is often necessary before the private sector is willing to invest in redevelopment. While this may require some upfront investment from the community, as sites are improved and reused they generate tax base.

Other Tools:

Some additional tools that could be utilized by the Town, include: fee simple land acquisition, easements (purchased or volunteered), and impact fees, among others.

Consistency Among Plan Chapters

The State of Wisconsin planning legislation requires that the Implementation Chapter describe how each of the required chapters will be integrated and made consistent with the other chapters of the plan. Since Washington completed all planning chapters simultaneously, no known inconsistencies exist. It is noted that some overlap naturally exists between the nine plan chapters. Where deemed appropriate, goals, objectives, and policies have been repeated under all applicable chapters to reinforce their importance.

Plan Adoption, Amendments, Updates and Monitoring

While this comprehensive plan provides a long-term framework to guide development and public spending decisions, it must also respond to changes that occur in the community and region that were not foreseen when the plan was initially adopted. Some elements of the plan are rarely amended while others need updating on a more regular basis. Plan maps should also be updated periodically. In general, key maps, such as the future land use map, should be reviewed annually to make sure they are still current.

Plan Adoption

The first step in implementing this plan involves adoption of the plan by local officials. The formal review and adoption process involves plan review by the Plan Commission (or other planning committee) who must adopt the plan by resolution of majority vote. The Plan Commission recommendation is forwarded to the Town Board who must adopt the plan by ordinance (of majority vote). A public hearing is required to allow public comment on the ordinance prior to Board final action to adopt the plan. Adoption formalizes the plan document as the framework to guide local development decisions over the next 20 years. The adopted plan should also be recognized as a tool for communicating the community's land use policy and goals and objectives regarding coordination of growth and development.

Plan Amendments

The Washington Comprehensive Plan may be amended at any time by the Town Board following the same process described above for initial Plan adoption, regardless of how minor the proposed amendment or change. Amendments may be appropriate throughout the lifecycle of the plan, particularly if new issues emerge or trends change. These amendments will typically consist of minor changes to the plan text or maps. Large-scale changes or frequent amendments to meet individual development proposals should be avoided or the plan loses integrity.

The following criteria shall be considered when reviewing plan amendments:

- The change corrects an error made in the original plan.
- The change is consistent with the overall goals and objectives of the Town of Washington Comprehensive Plan.
- The change does not create an adverse impact on public facilities and services that cannot be mitigated.
- Development resulting from the change does not create an undue impact on surrounding properties. Such development shall be consistent with the physical character of the surrounding neighborhood or would upgrade and improve its viability.
- The change allows a more viable transition to the planned uses on adjacent properties than the current land use.
- The change does not have a significant adverse impact on the natural environment including trees, slopes and groundwater, or the impact could be mitigated by improvements on the site or in the same vicinity.
- There is a change in town actions or neighborhood characteristics that would justify a change.
- There is a community or regional need identified in the comprehensive plan for the proposed land use or service.

- The change does not adversely impact any landmarks or other historically significant structures or properties unless mitigated through relocation, commemoration, or dedication.
- The change does not adversely affect water quality and the overall health of residents.

Proposed amendments must be reviewed by the Plan Commission prior to final action and adopted by the Town Board. The public should be notified of proposed Plan changes and allowed an opportunity for review and comment. For major amendments, the Town might consider soliciting public opinion through surveys and/or community meetings prior to the official public hearing.

Plan Updates

According to the State comprehensive planning law, comprehensive plans must be updated at least once every ten years. As opposed to the more routine amendments described above, plan updates often involve re-writing of whole sections of the plan document and significant changes to supporting maps. A plan update should include a thorough examination of the community's goals and objectives based on an analysis of current growth trends and major changes that have occurred since the plan was initially adopted or last amended. Plan updates must be formally adopted following the same procedure described above for initial plan adoption.

Plan Monitoring

The adopted plan should be used as a tool by Town when making land use and development decisions. Decisions concerning private development proposals, public investments, regulations, incentives, and other actions should be consistent with the goals, objectives, policies, and recommendations outlined in this plan.

Although this plan describes policies and actions for future implementation, it is impossible to predict the exact future condition. As such, the goals, objectives, and actions in this plan should be monitored on a regular basis to maintain concurrence with changing conditions and respond to unanticipated events.

This plan should be evaluated at least every 5 years, and updated at least every 10 years. Members of the Town Board, Plan Commission, and any other local decision-making bodies should periodically review the plan and identify areas that might need to be updated. The evaluation should involve first reviewing the goals and objectives to ensure they are still relevant and reflect current community desires. Then the strategies and actions should be reviewed and refined to eliminate completed tasks and identify new approaches if appropriate.

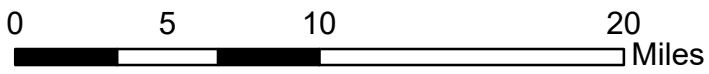
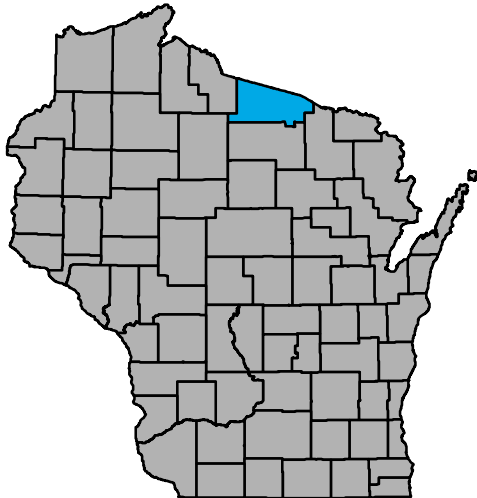
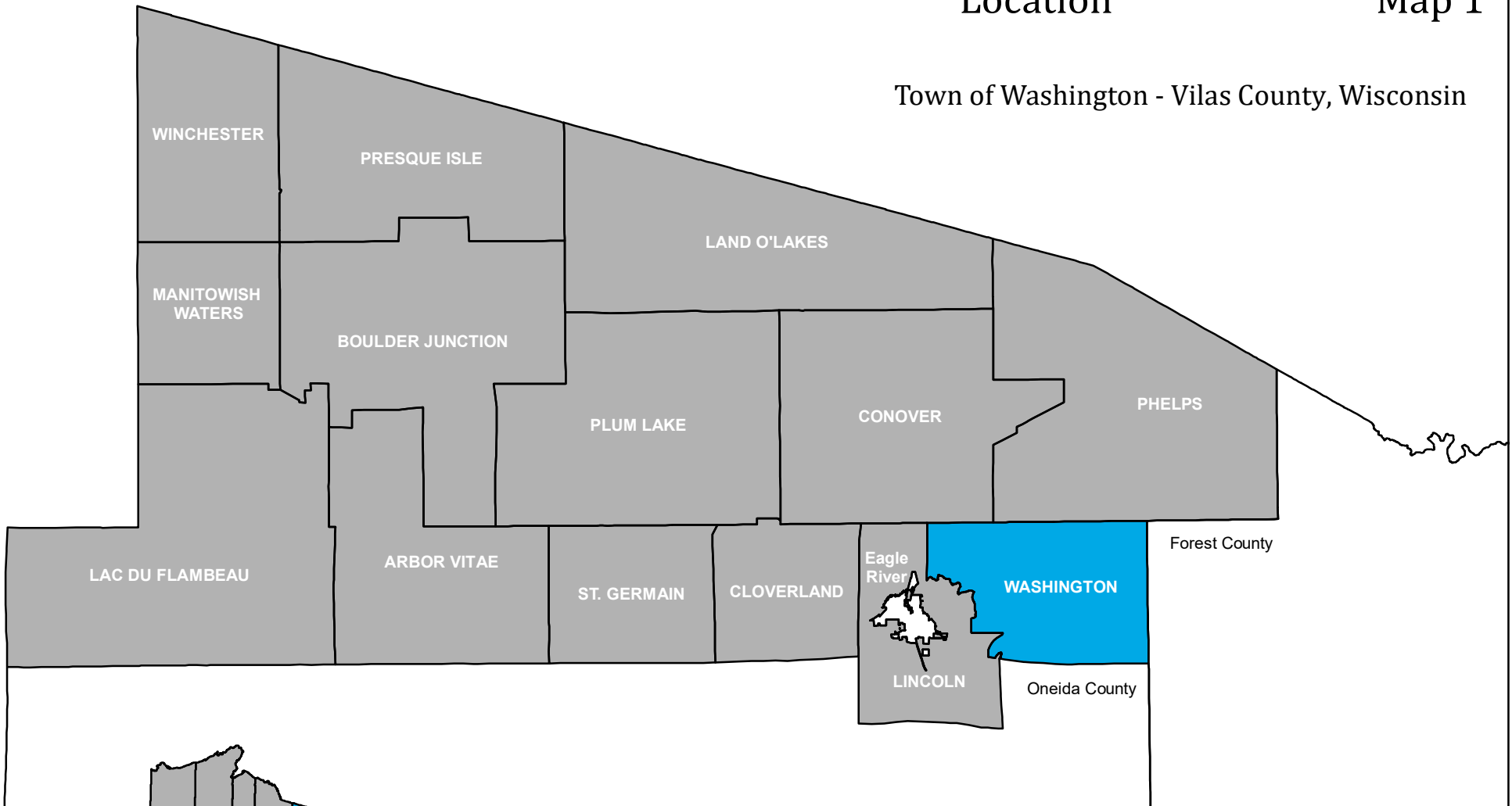
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Maps

Location

Map 1

Town of Washington - Vilas County, Wisconsin



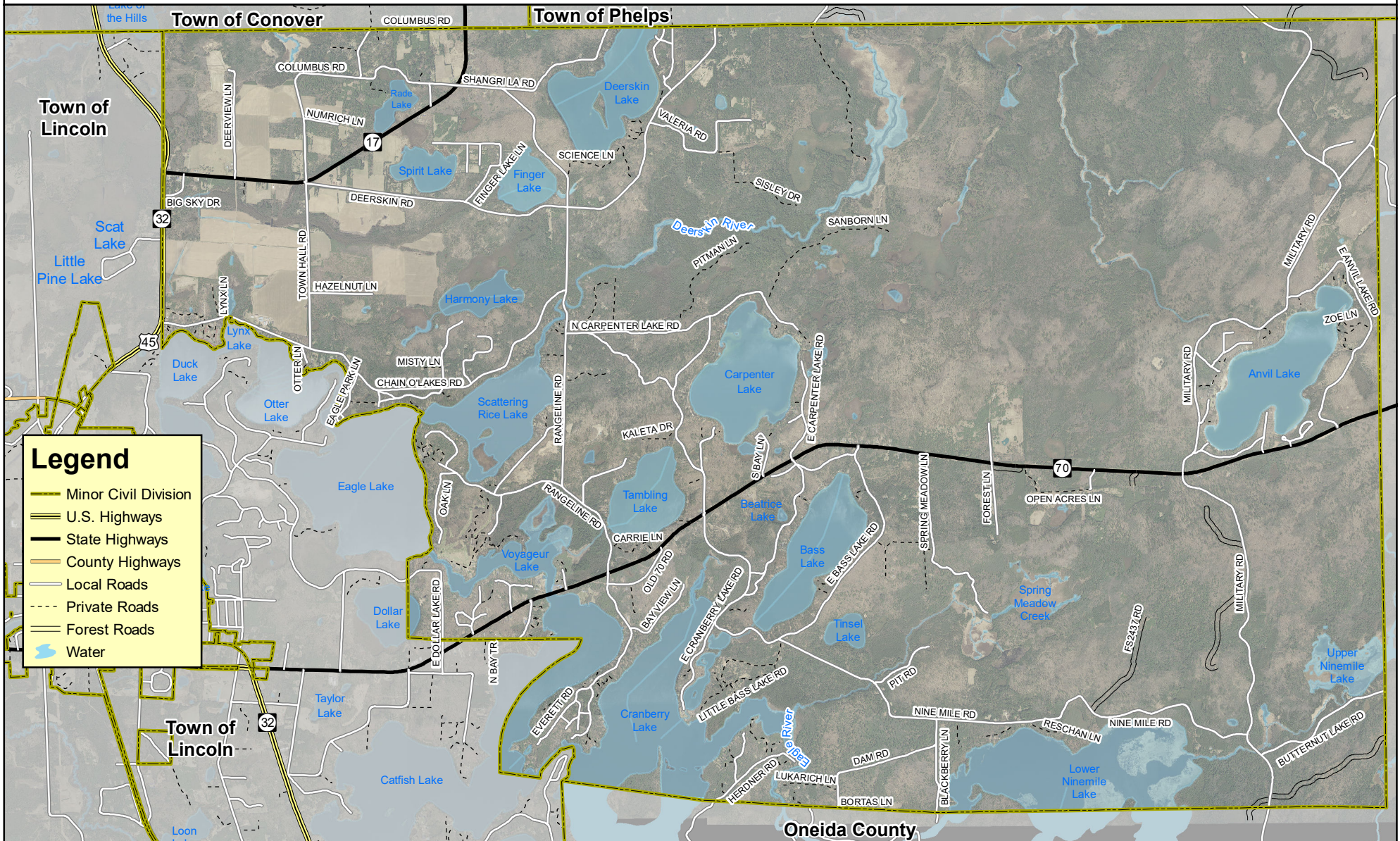
Source: WI DNR, NCWRPC, Vilas County Mapping

This map is neither a legally recorded map nor a survey of the actual boundary of any property depicted. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.



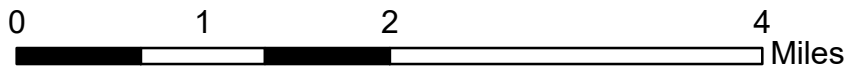
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Wisconsin Regional
Planning Commission**

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Legend

- Minor Civil Division
- U.S. Highways
- State Highways
- County Highways
- Local Roads
- Private Roads
- Forest Roads
- Water



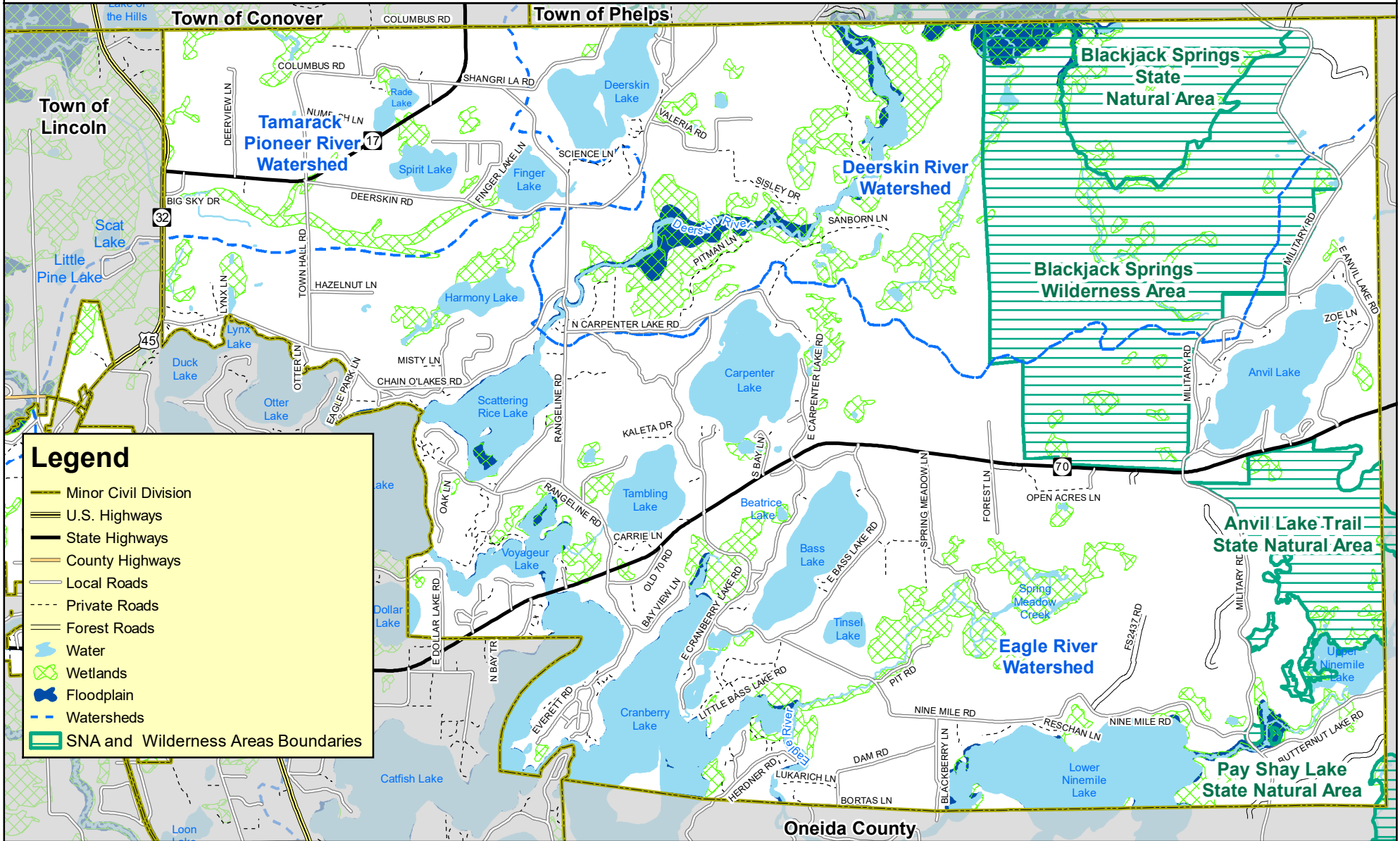
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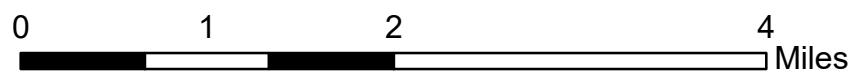
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Legend

- Minor Civil Division
- U.S. Highways
- State Highways
- County Highways
- Local Roads
- Private Roads
- Forest Roads
- Water
- Wetlands
- Floodplain
- Watersheds
- SNA and Wilderness Areas Boundaries



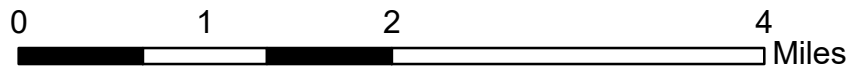
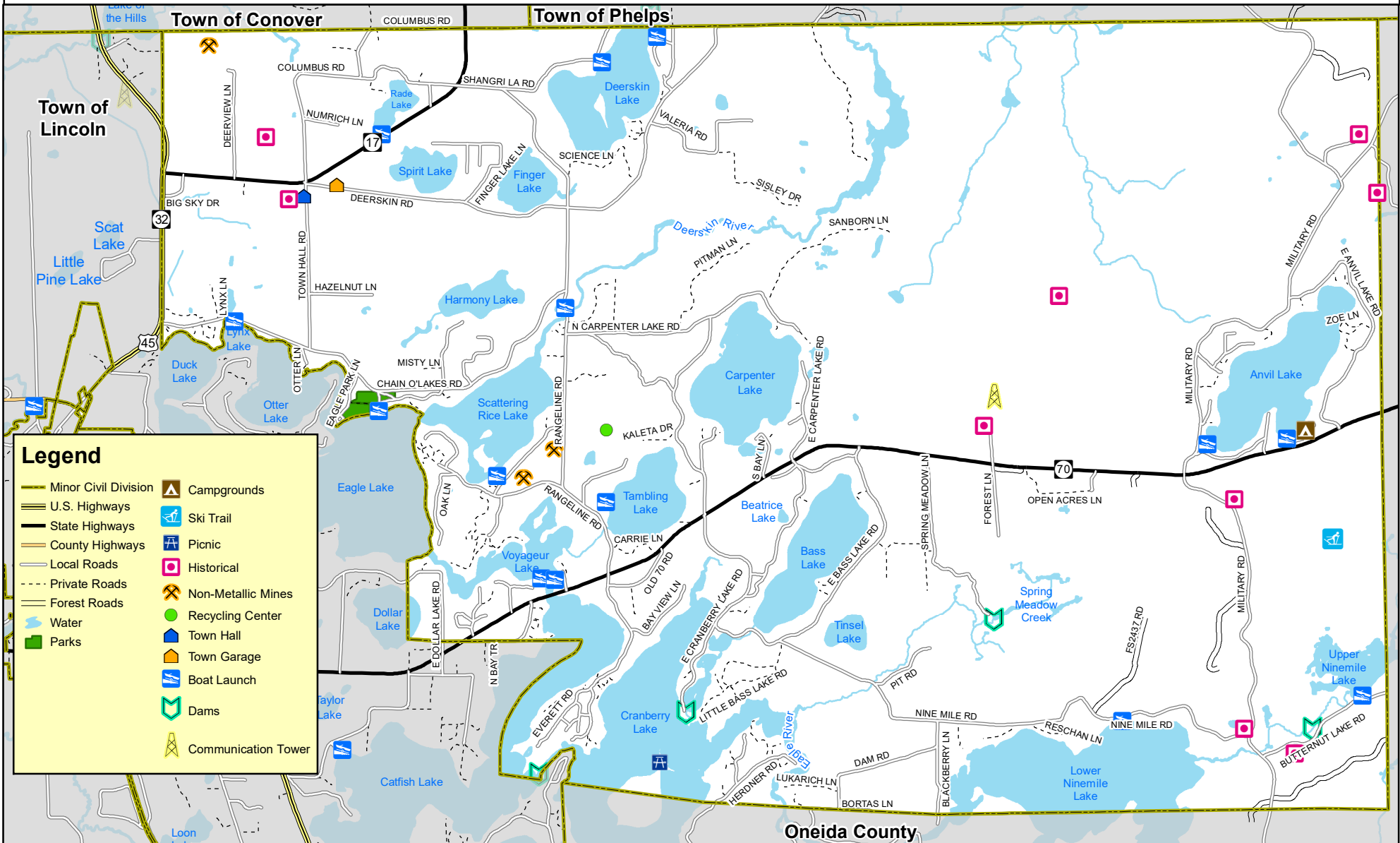
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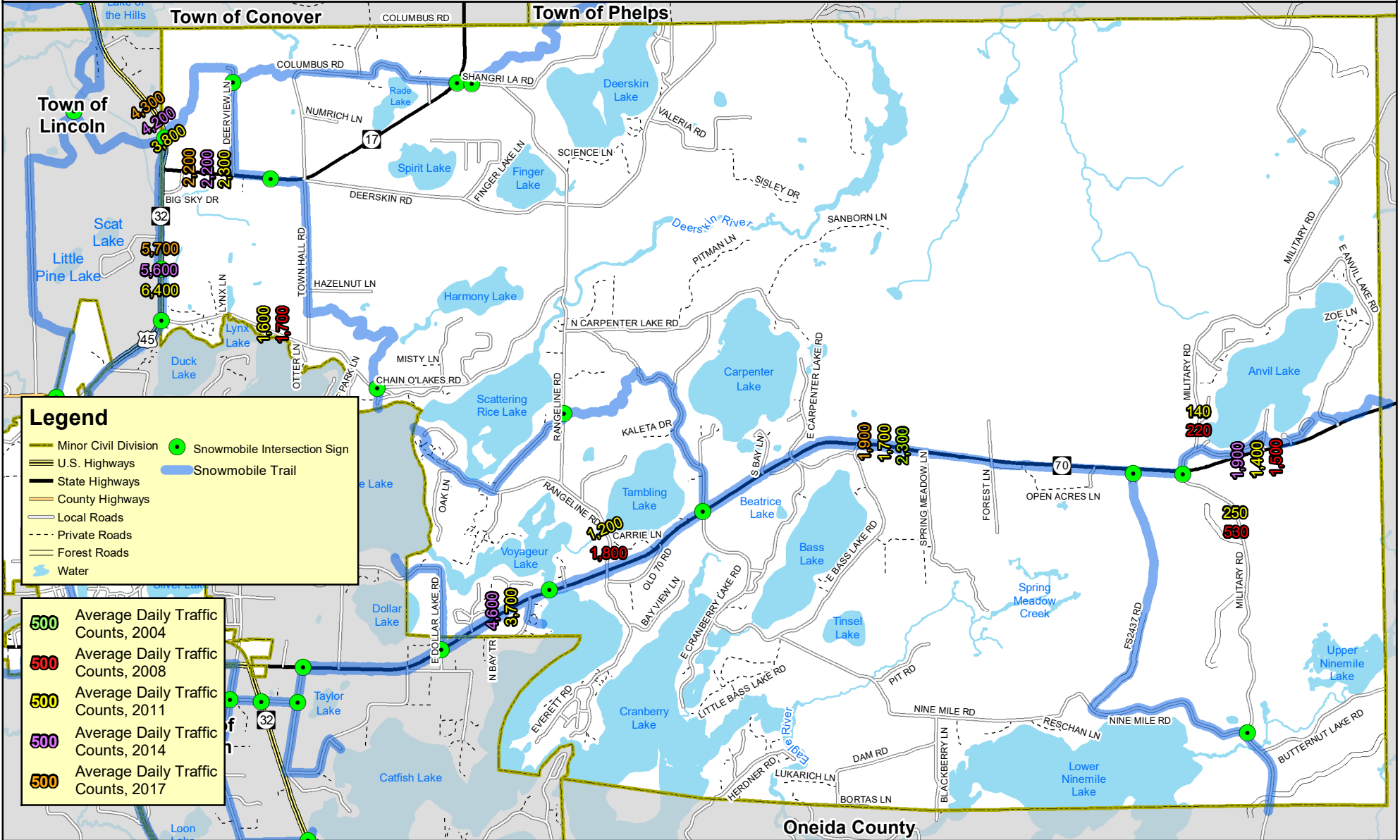
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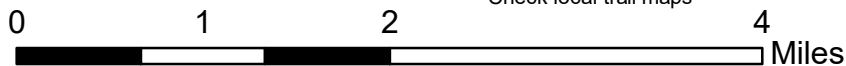
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ATV/UTV Travel open all year on town roads system where signed.

Snowmobile Trails are subject to change
Check local trail maps



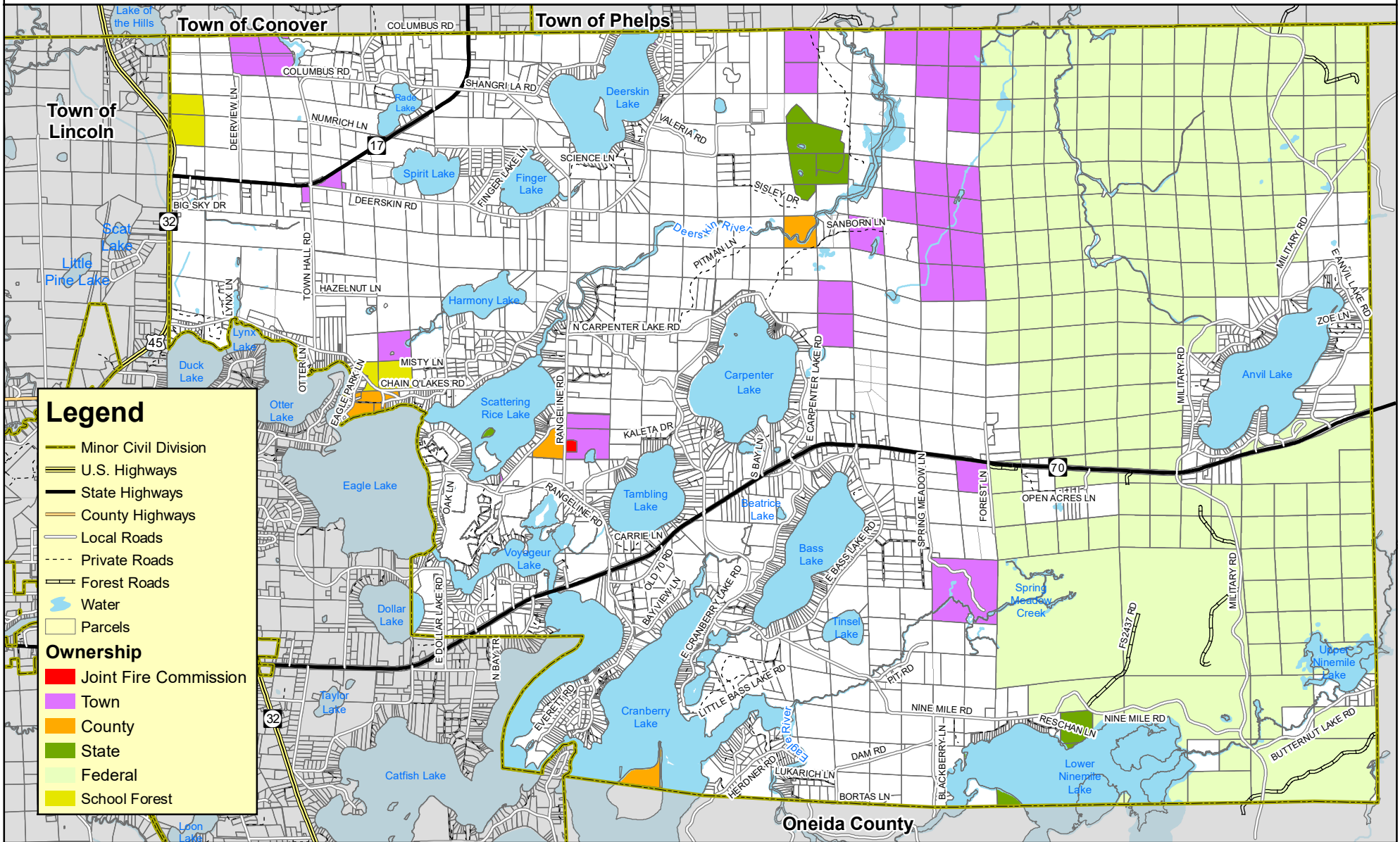
Source: WI DNR, NCWRPC, Vilas County Mapping, WisDOT

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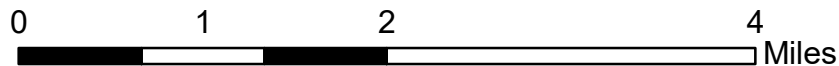
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Legend

- Minor Civil Division
 - U.S. Highways
 - State Highways
 - County Highways
 - Local Roads
 - Private Roads
 - Forest Roads
 - Water
 - Parcels
- Ownership**
- Joint Fire Commission
 - Town
 - County
 - State
 - Federal
 - School Forest



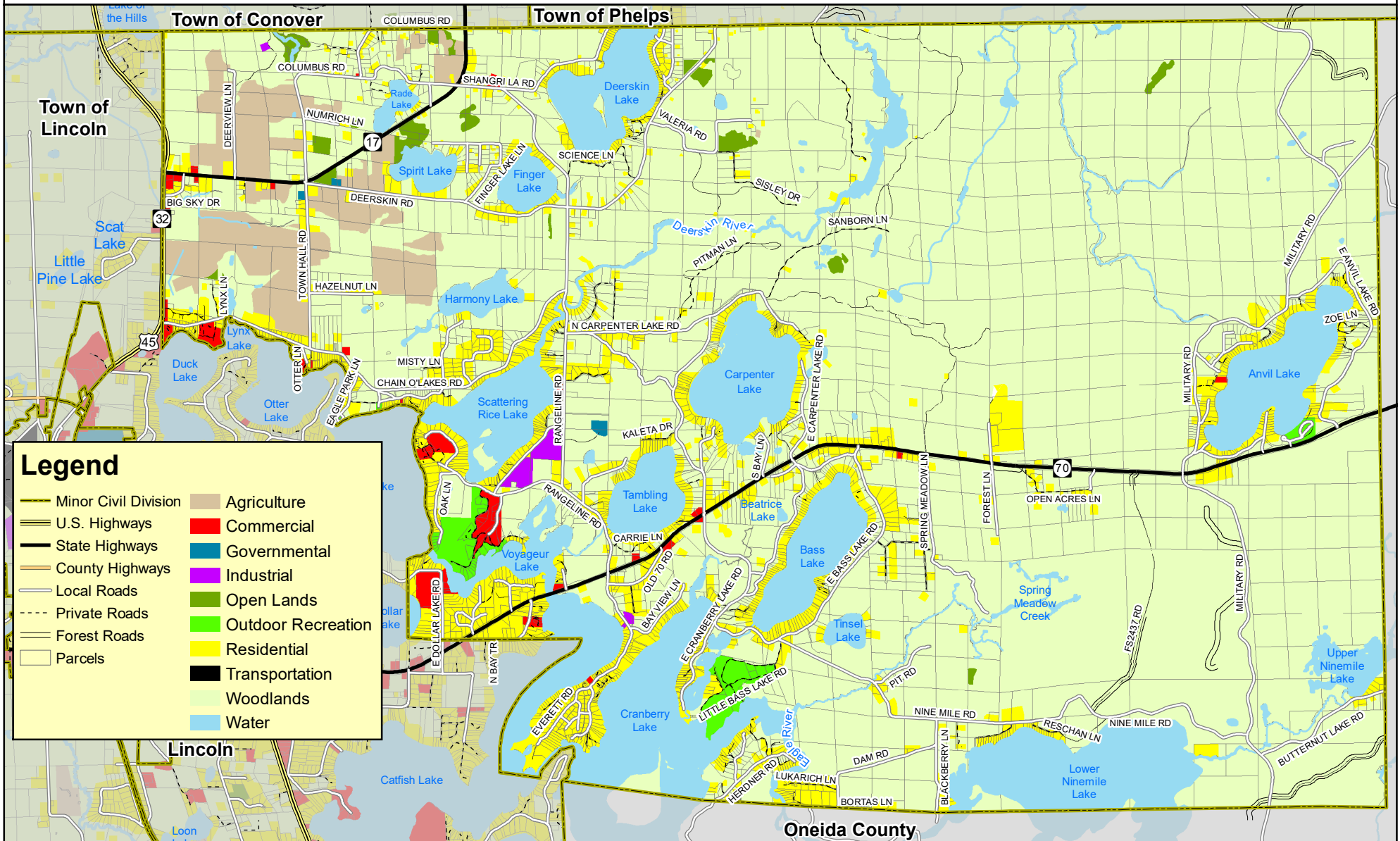
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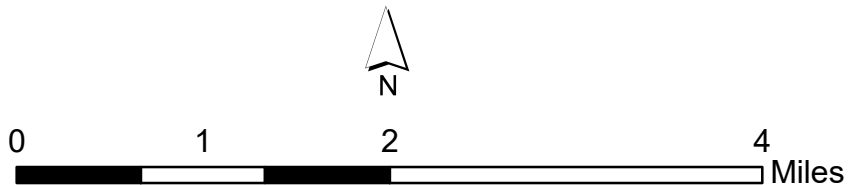
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Legend

Minor Civil Division	Agriculture
U.S. Highways	Commercial
State Highways	Governmental
County Highways	Industrial
Local Roads	Open Lands
Private Roads	Outdoor Recreation
Forest Roads	Residential
Parcels	Transportation
	Woodlands
	Water



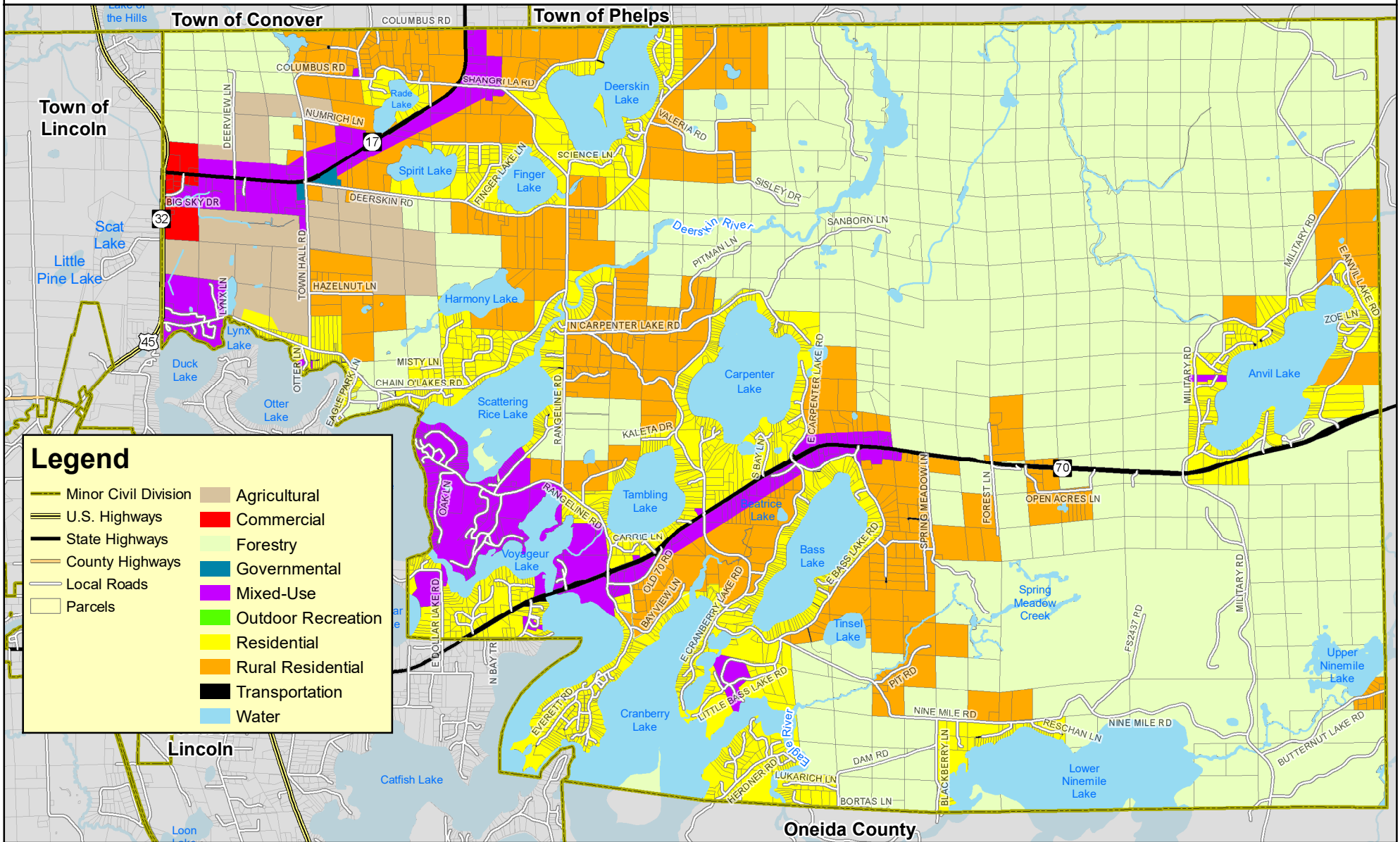
Source: WI DNR, NCWRPC, Vilas County Mapping

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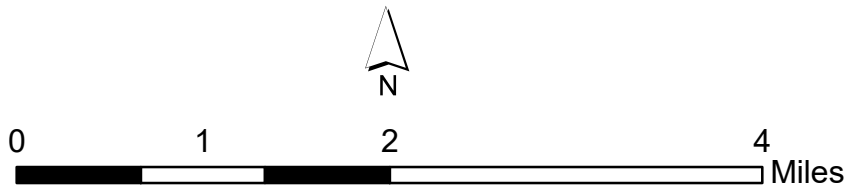
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Legend

Minor Civil Division	Agricultural
U.S. Highways	Commercial
State Highways	Forestry
County Highways	Governmental
Local Roads	Mixed-Use
Parcels	Outdoor Recreation
	Residential
	Rural Residential
	Transportation
	Water



Source: WI DNR, NCWRPC, Vilas County Mapping

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Appendix A

Public Participation Plan

Town of Washington Public Participation Plan (PPP)

The Town of Washington recognizes the importance of public participation in the planning process. As such, a goal during the comprehensive planning process will be to inform and involve the public in the planning process.

I. Plan Development:

Throughout the plan process, the Plan Commission will provide oversight for the update of the Comprehensive Plan. The Plan Commission will also recommend adoption of the Public Participation Plan to the Town Board.

The public participation plan will incorporate the following:

1. All meetings for the planning process will be posted and open to the public.
2. Plan related materials will be available at the Town Hall for review by the public.
3. The draft plan and maps will be available on a website for review by the public.
4. A public hearing will be held to solicit comment from the public.
5. The Comprehensive Plan will be distributed as outlined in state statute.

The Plan Commission will review and recommend adoption of the Comprehensive Plan to the Town Board.

II. Implementation, Evaluation & Update:

The Comprehensive Plan will be used as a general guideline for development in the Town. The plan will support the existing zoning and other regulations that the Town has in place.

As with all plans, it is critical for the Comprehensive Plan to be maintained and updated on a regular basis to keep it current as things change.

Any planning process is subject to change, and this public participation plan is no different. Over the planning period the process may vary from that presented.

**Resolution 2018-4: Adoption of a
PUBLIC PARTICIPATION PLAN (PPP)**

THE TOWN OF WASHINGTON DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, the Town is updating its Comprehensive Plan as outlined in Wisconsin Statutes; and

WHEREAS, public participation is critical for the development of a plan; and

WHEREAS, it is necessary for the Town Board to approve a process to involve the public in the planning effort; and

NOW, THEREFORE, BE IT RESOLVED, that the Town Board does approve and authorize the Public Participation Plan as attached to this resolution.

I, NAME, Clerk, do hereby certify that the foregoing resolution was duly adopted at a Town Board meeting, held at the Town Hall on the 29th day of October 2018, at 6:15 p.m.


Clerk~ Michele Sanborn


Jim Egan~ Chairman

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Appendix B

Adoption Resolution

Plan Commission Resolution

Resolution 2019-2P

Town of Washington, Vilas County, Wisconsin

The Plan Commission of the Town of Washington, Vilas County, Wisconsin, by this resolution, adopted on proper notice with a quorum and by a roll call vote of a majority of the Town Plan Commission present and voting resolves and recommends to the town board of the Town of Washington as follows:

Adoption of the Town Comprehensive Plan.

The Town of Washington Plan Commission, by this resolution, further resolves and orders as follows:

All maps and other materials noted and attached as exhibits to the Town of Washington Comprehensive Plan are incorporated into and made a part of the Town of Washington Comprehensive Plan.

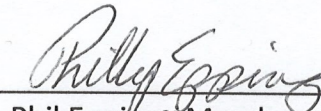
The vote of the Town Plan Commission in regard to this resolution shall be recorded by the Clerk of the Town Plan Commission in the official minutes of the Town of Washington Plan Commission.

The Town Clerk shall properly post or publish this resolution as required under s. 60.80, Wis stats.

Adopted this 12th day of September 2019.



Jim Behling ~ Plan Commission Chairman



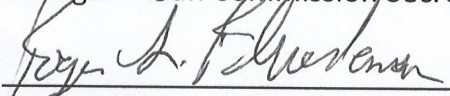
Phil Epping ~ Member



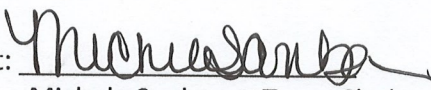
Jim Egan ~ Plan Commission Secretary



Paul Chlapecka ~ Member



Roger Pluedeman ~ Member

Attest: 

Michele Sanborn ~ Town Clerk

Appendix C

Adoption Ordinance

STATE OF WISCONSIN
TOWN OF WASHINGTON, VILAS COUNTY
CODE OF ORDINANCES

CHAPTER 10: ORDINANCE TO ADOPT A COMPREHENSIVE LAND USE PLAN
Dated November 4, 2019

10.01 Title and Purpose

This ordinance is entitled the Town of Washington Ordinance to Adopt a Comprehensive Land Use Plan. The purpose of this ordinance is to lawfully adopt a comprehensive land use plan for the Town of Washington as required under §66.1001(4)(c), Wis. Stats.

10.02 Authority

The Town Board of the Town of Washington has authority under its village powers under §60.22 Wis. Stats., its power to appoint a town plan commission under §60.62(4) and §62.23(1), Wis. Stats., and under § 66.1001(4), Wis. Stats., to adopt this ordinance.

The comprehensive plan of the Town of Washington must be in compliance with §66.1001(4), Wis. Stats. in order for the Town Board to adopt this ordinance.

10.03 Public Participation

The Town Board of the Town of Washington has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by §66.1001(4)(a), Wis. Stats.

10.04 Town Plan Commission Recommendations

The Plan Commission of the Town of Washington, by a majority vote of the entire commission, recorded in its official minutes, has adopted a resolution recommending to the Town Board the adoption of the Town of Washington Comprehensive Plan, which contains all of the elements specified in §66.1001(2), Wis. Stats.

10.05 Public Hearing

The Town of Washington has held at least one public hearing on this ordinance, with notice in compliance with the requirements of §66.1001 (4)(d), Wis. Stats.

10.05 Severability

If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

10.06 Adoption of Ordinance

This ordinance, adopted by a majority of the town board with a quorum present and voting and proper notice having been given, formally adopts the Town of Washington Comprehensive Land Use Plan Ordinance pursuant to §66.1001(4)(c), Wis. Stats., and provides the authority for the town board to order its publication.

This ordinance repeals and replaces all ordinances to adopt a comprehensive land use plan previously adopted by the Town of Washington.

10.07 Effective Date


This ordinance is effective upon adoption and publication or posting. The town clerk shall properly post or publish this ordinance as required under §60.80, Wis. Stats.

Adopted this 4th day of November 2019



Jim Egan, Town Chairman

Attest:



Michele Sanborn, Clerk

Effective Date: 11/14/19

Publication Date: 11/13/19

Town of Washington
Comprehensive Plan
2019